



# HPS

Professional Archaeological Services

Land on the East Side of Colston Street, Bristol, BS1 5AY

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**Client:** Mr. Alistair Rochford

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**Project:** Archaeological Desk Based Assessment

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## Non-Technical Summary

In March 2016 Heritage Planning Services Ltd was commissioned by Mr. A Rochford (The Client) to undertake an archaeological Desk Based Assessment (DBA) in regards to land to the east of Colston Road, Bristol, BA1 5AY (the Project Site).

It is proposed that the Project Site be considered for the location of new student housing. Development of this nature would impact upon any buried archaeological remains that may be persevered on the Project Site. However, the results of this desk based assessment identified low risk of preservation for Prehistoric – Early Medieval archaeology and a low to medium risk of preservation for Medieval activity. The most likely survival of remains belongs to Post Medieval industrial activity.

The potential for the north-eastern portion of the Project Site to preserve evidence of industrial activity should be considered and may be investigated by way of a further programme of work. In addition, the preservation of a WWII bunker to the south-west of the Project Site preserves an important element pertaining to the social history of the site in the Modern period and if plans propose the removal of this structure, preservation by record may be considered by way of a photographic survey.



# 1. Introduction

## Background

- 1.1. In March 2016 Heritage Planning Services Ltd was commissioned by Mr. A Rochford (The Client) to undertake an archaeological Desk Based Assessment (DBA) in regards to land to the east of Colston Road, Bristol, BA1 5AY (hereafter known as the Project Site). Permission is being sought for the erection of student housing.
- 1.2. The objective of this DBA was to identify the nature, extent and significance of the archaeological resource within the Project Site and its environs (the Study Area) and to assess the impact that any development might have upon any known or unknown archaeological resource.
- 1.3. This DBA has been undertaken by Nell Barnes BA (Hons), PCIfA and managed by Sam Driscoll BA (Hons), MA, MCIfA. It has been completed under HPS project reference HPS-126/16.

## The Project Site and Study Area

- 1.4. The Project Site is located to the east of Bristol City Centre within the ward of Cabot. The proposed development area is accessed via Colston Street. The site is currently defined by a brick air raid shelter and electricity substation to east, whilst the remainder of the plot is undeveloped.
- 1.5. The site measures approximately 551 sq. m and is situated approximately 24m aOD. The ground drops steeply away to the west, due to the situation of the plot on the Frome River escarpment. The proposed development site is terraced, with a retaining wall to the west.
- 1.6. The Project Site lies within the conservation area of St Michael's Hill and Christmas Steps.
- 1.7. Geologically the site is defined by Pendleian Sub-Age – Yeardonian Sub-Age Quartzitic Sandstone Formation.

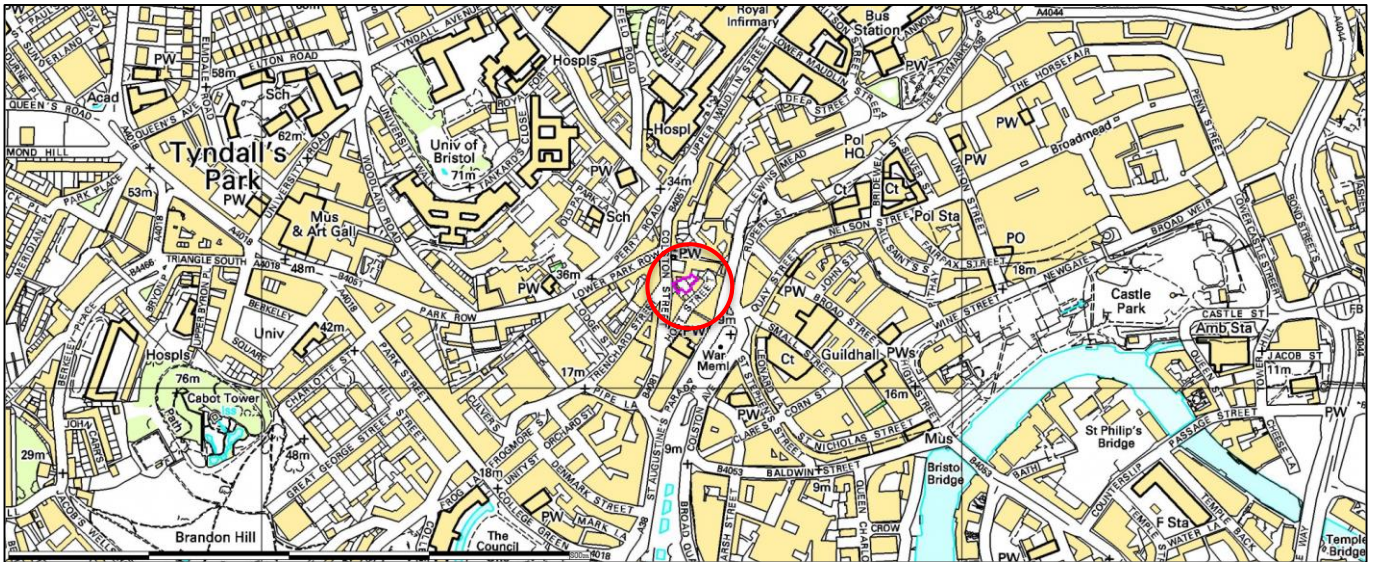


Figure 1 Detailed Project Site Location (outlined in pink).

1.8. A radius of 100m has been given for the Study Area within the DBA, although significant heritage assets within a 500m radius are referenced where relevant.

## 2. Planning Policy

### NPPF

2.1. "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Paragraph 128.

### Bristol Core Strategy

2.2. Policy BCS22 states "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 Local Plan: Site Allocations and Development Management Policies.**

- 2.3. General Principles of Policy DM31: “Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting. Archaeology: Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases, where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.”

## **3. Aims**

3.1. The aim of this Desk-Based Assessment is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Assess the impact that the development will have on the surrounding Heritage Assets;
- Judge the significance of any proposed impact;
- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

## **4. Methodology**

- 4.1. This Desk-Based Assessment has been undertaken in accordance with the CI/A Standard and Guidance for historic environment desk-based assessment (revised Dec 2014), which states that a DBA *‘will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area’* and that in *‘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’ (CIfA 2014: 4).*

4.2. All work was carried out in line with the following standards and guidance-

- *Bristol Core Strategy*. Bristol City Council, 2011.
- *Standard and guidance for historic environment desk-based assessment*. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
- *The Management of Archaeological Projects-2*. English Heritage, 1991;
- National Planning Policy Framework (NPPF) Paragraph 128. Communities and Local Government 2012.

4.3. The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources within a 100m radius of the Project Site. This is the Study Area.

4.4. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.

4.5. The primary repositories for information consulted comprised:

- Bristol City Historic Environment Record;
- National Heritage List for England (NHLE);
- Geological Maps;
- Ordnance Survey maps of the site and its environs;
- Historical maps and documents held in the County Records Office, local libraries or other archives (where relevant);
- Appropriate archaeological and historical journals and books;
- Unpublished research reports and archives, including those held by relevant museums and local societies;
- Aerial photographs;

### Walk-Over Survey

4.6. The Project Site was viewed on the 14<sup>th</sup> April 2016, although no access was allowed due to health and safety risks posed by the presence of an electric sub-station located by the site entrance. The



majority of the plot is undeveloped, apart from the substation and brick bunker to the WSW of the proposed development area. High walls enclose the site to the south-west and south-east.



*Photo 1 East facing view of Project Site with bunker in foreground.*



*Photo 2 SE facing view of Project Site.*



*Photo 3 NW facing view of Project Site © Mr A Rochford*



*Photo 4 South facing view of Project Site © Mr A Rochford*



- 4.7. The project Site is located within a highly developed urban area. The 19<sup>th</sup> century Foster's Almshouses lie to the north of the Project Site, while the northern section of Zed Alley runs parallel with the western limit of the plot.
- 4.8. The south-western wall of the Project Site is a 20<sup>th</sup> century addition and has been butted up to the adjacent building (Photo 3). The site is accessed through a single gate set into this wall. However, no entry is allowed without the permission of Western Power Distribution Plc, due to health and safety concerns.



*Photo 5 South-western wall of the Project Site abutting Foster's Almshouses to the north-east.*

- 4.9. Immediately to the SSW of the Project Site a high retaining wall is present, leading to a significant drop of ground level from the Project Site to Host Street. As a result, no access is available to the site from Host Street.



*Photo 6 South-eastern boundary wall to the Project Site. Clearly once part of an earlier structure.*

## **5. Archaeological and Historical Baseline Survey**

### **Introduction**

- 5.1. The information presented here is derived from a number of sources, including the Bristol Historic Environment record, the English Heritage AMIE database and surviving cartographic and aerial photographic sources, along with other published or documentary sources. The archaeological sites and heritage assets included in the discussion below can be found in the Project Gazetteer (Appendix 1).



## Previous Archaeological Activity

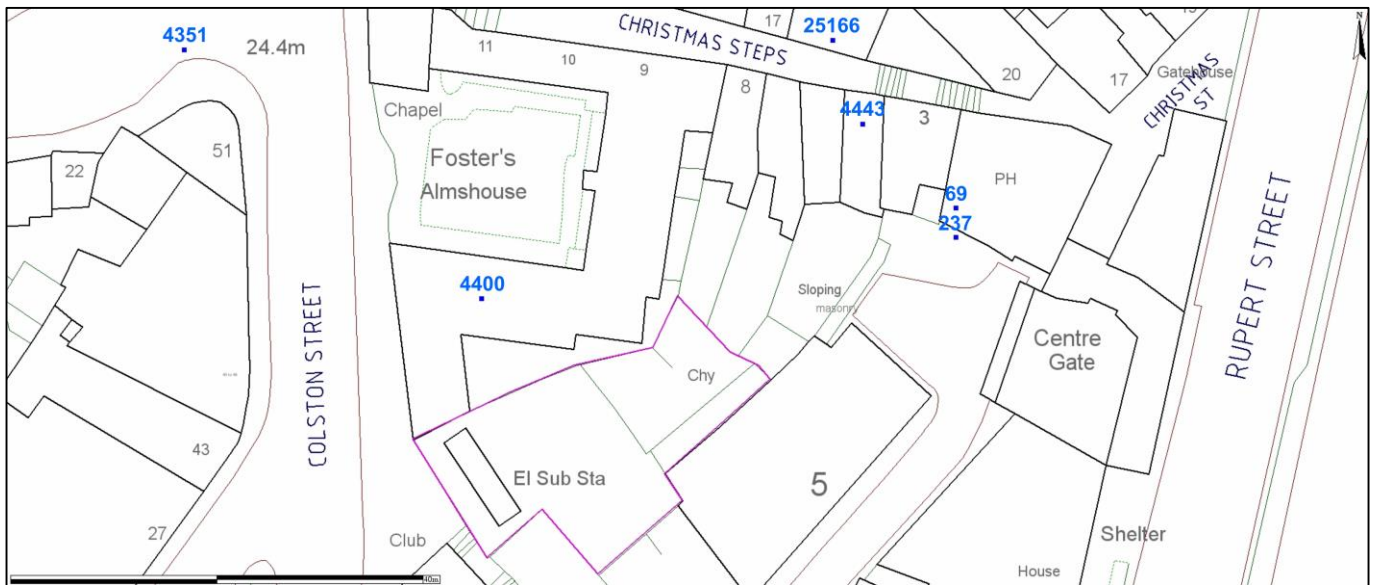


Figure 2 Location of Previous Archaeological Activity (blue with HER numbers) to the north of the Project Site (outlined in purple).



Figure 3 Location of Previous Archaeological Activity (blue with HER numbers) to the south of the Project Site (outlined in purple).

5.2. In 1910 Mr John Pritchard observed the excavation of piles during works associated with the construction of government offices (Bristol HER 2869) where Zed Alley meets Colston Avenue (approximately 52m south-east of the Project Site). A small octagonal stone mortar with side lugs was found. Other finds included an alloy token and various clay tobacco pipes of 17<sup>th</sup> century date.



- 5.3. In 1981 a well lined with Pennant Sandstone rubble (Bristol HER 69) was discovered in the Gaiety Public House, Christmas Steps (approximately 30m ENE of the Project Site). It is believed to have dated to the 19<sup>th</sup> century and was fully recorded prior to being filled with concrete. A second well shaft (Bristol HER 237) was located below an alcove in the north-east wall of the former warehouse at the rear of Number 2 Christmas Steps (approximately 27m to the ENE of the Project Site) in 1981. Also dating to the 19<sup>th</sup> century, this well was mainly constructed from Pennant Sandstone, with some brick.
- 5.4. In 1997 a programme of archaeological recording was undertaken during the construction of a new classroom at St Michael's Church of England Primary School (approximately 140m north-west of the Project Site) (Bristol and Avon Archaeology Society Journal, 1997). The foundations of two buildings with a contemporary paved yard, dating from the 19<sup>th</sup> century, had been preserved by demolition rubble (ibid). It is believed that the westernmost building had its origins within the 17<sup>th</sup> century, with a coal cellar being added later (ibid). Some larger walls were found dating to the latter half of the 17<sup>th</sup> century and are believed to have been used to terrace the formal garden and divide building plots (Bristol and Avon Archaeology Society Journal, 1997).
- 5.5. In 1997 the archaeological monitoring of groundworks associated with the development of the Children's Hospital along Upper Maudlin Street (approximately 215m NNW of the Project Site) was undertaken by BaRAS (Bristol and Region Archaeological Services) (Bristol and Avon Archaeology Society Journal, 1997). The site appears to have been cellared in the 18<sup>th</sup> and 19<sup>th</sup> centuries (ibid). Adjacent to the public highway was a well cut approximately 25m into the underlying bedrock (ibid). No dating evidence for the well was found (ibid).
- 5.6. In 1998 an evaluation was carried out by BaRAS at the site of the former Seahorse Public House, Upper Maudlin Street (Bristol and Avon Archaeological Society Journal, 1998) (approximately 172m north of the Project Site). Two trenches were excavated close to the site of the Medieval nunnery of St Mary Magdalene (ibid). No trace of the nunnery was found, with the first trench only revealing 19<sup>th</sup> century soil sealing the natural (ibid). Deposits within the remaining trench comprised a series of buried garden soils (ibid). Several sherds of 15<sup>th</sup> and 16<sup>th</sup> century pottery were found across the site, potentially indicating partial survival of archaeological remains (ibid).
- 5.7. Also in 1998 a Desk Based Assessment was undertaken by BaRAS of land adjoining Upper and Lower Church Lane, 100m north-west of the Project Site (Bristol and Avon Archaeological Society Journal, 1998). This identified the position of Post-Medieval summer houses with lodge-like proportions (ibid),



now demolished. The study also highlighted the potential for Medieval structures existing on the site, being in close proximity to the church of St Michael on the Mount Without (ibid).

- 5.8. BaRAS monitored works to create the former Sugar House (approximately 52m ESE of the Project Site) into a hotel (Bristol and Avon Archaeological Journal, 1999). The results noted that the majority of associated buildings were constructed in the latter half of the 18<sup>th</sup> century, though an extensive amount of rebuilding and repairing using stone and brick had occurred during the 19<sup>th</sup> and early 20<sup>th</sup> Centuries (ibid). A service trench was also monitored and evidence for possible late 16<sup>th</sup>-early 17<sup>th</sup> century walls was uncovered (ibid).
- 5.9. In 1999 an excavation was carried out on Upper Maudlin Street, in the boundaries of an old Franciscan friary (approximately 230m north of the Project Site; Bristol and Avon Archaeological Society Journal, 1999). Prior to this, investigations in 1973 and 1976 a Romano-British settlement was uncovered to the west of the excavation area (ibid). Throughout the several excavations, the area of Upper Maudlin Street has been found to have been used from the Neolithic to the present day (Jackson, 2000: 29) with the presence of a significant Romano-British settlement occupied between the 2<sup>nd</sup> and 5<sup>th</sup> centuries AD. It is believed that at least part of the settlement's economy was based on iron smelting (ibid). The excavations produced evidence of boundary ditches, walls and other features believed to pre-date the Franciscan friary, which was established in the area in the 13<sup>th</sup> century (ibid). Evidence for the friary gardens and orchards was identified as well as evidence for continued horticultural use in connection with the developments which occurred after the Dissolution of the friary in 1538 (Jackson, 2000:29). A large number of rubbish pits were also uncovered (ibid).
- 5.10. Work undertaken by BaRAS in 2000 at the rear and adjacent to the King David Hotel (approximately 140m NNW of the Project Site) uncovered fragments of limestone masonry and glazed ceramic floor tiles, appearing to further indicate the presence of the Medieval priory of St Mary Magdalene on the site (Bristol and Avon Archaeological Society Journal, 2000). A large sub-circular pit (proposed to be a roasting pit) was also dated to the Medieval period, with all other masonry seeming to relate to 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century structures (ibid). Further excavation yielded three articulated skeletons, nine disturbed skeletons and a small quantity of disarticulated human remains from the remnants of the priory cemetery (Longman, 2001: 3). This correlates with the theory that the church associated with the priory was located on the corner of St Michael's Hill and Upper Maudlin Street (ibid).
- 5.11. In 2002 work was carried out to remove remains from a disused burial ground at Johnny Ball Lane, 190m NNE of the Project Site (Bristol and Avon Archaeological Journal, 2002). The site was in use





between 1757 to 1857, a period when Bristol Royal Infirmary buried the majority of its deceased pauper-patients there (ibid). A stone grave marker, basalt urn bases and other funerary objects were also recovered from the site (ibid).

5.12. In 2007 BaRAS undertook an archaeological watching brief at Foster's Almshouses (Bristol HER 4400), approximately 13m to the NNW of the Project Site. Unfortunately, the results of the monitoring were not available at the time of compiling this report.

5.13. In 2008 BaRAS was commissioned to undertake an archaeological building assessment (Bristol HER 24656) of Prince William House, 30-34 Colston Street (approximately 28m to the south of the Project Site). Originally constructed for John Totterdill Carriage Builders, the building dates from 1897 and was granted Grade II Listed status in 1977.

5.14. Context One Archaeological Services Ltd. carried out an archaeological watching brief at No. 4 Christmas Steps, Bristol in 2008 (Robinson, 2008; Bristol HER 4443). Located approximately 33m to the NNE of the Project Site, the results of the investigation were negative (ibid).

## 6. Historic Development of the Project Site and its Landscape

<b>Map and Date</b>	<b>Observations</b>	<b>Figure No.</b>
1750 Rocque Map	It would appear that the Project Site lies within the lands associated with Foster's Almshouses. Most likely in use as gardens.	5
1855 Ashmead Map	Foster's Almshouses are present to the north of the Project Site. Colston Street is not yet built. The Project Site is defined to the south / south-west by Steep Street, Host Street to the east and Queen Street to the north. Buildings fronting Steep Street occupy the south-west end of the Project Site.	6
1880s National Grid	Colston Street has been laid, forming the present street pattern. The immediate vicinity of the Project Site has changed little with the vast amount of development appearing to occur during this period. The Project Site itself remains undeveloped and the school located opposite has been moved.	7



1887 – 1902 Goad Fire Insurance Plan Bristol Sheet 5	The Project Site is clearly marked as a garden to the south-west. The buildings on the 1828 map having been removed. North-east is designated as a brick or stone building with metal roof symbols.	8
1950s National Grid	The street layout of the area remains much the same. The environs of the Project Site have become more commercial with the addition of Newspaper offices and car parks to the south and SSE. Printing works are now shown to the west and north of the Project Site. The tramway depot has been redeveloped.	9

Table 1: Observations from historic maps

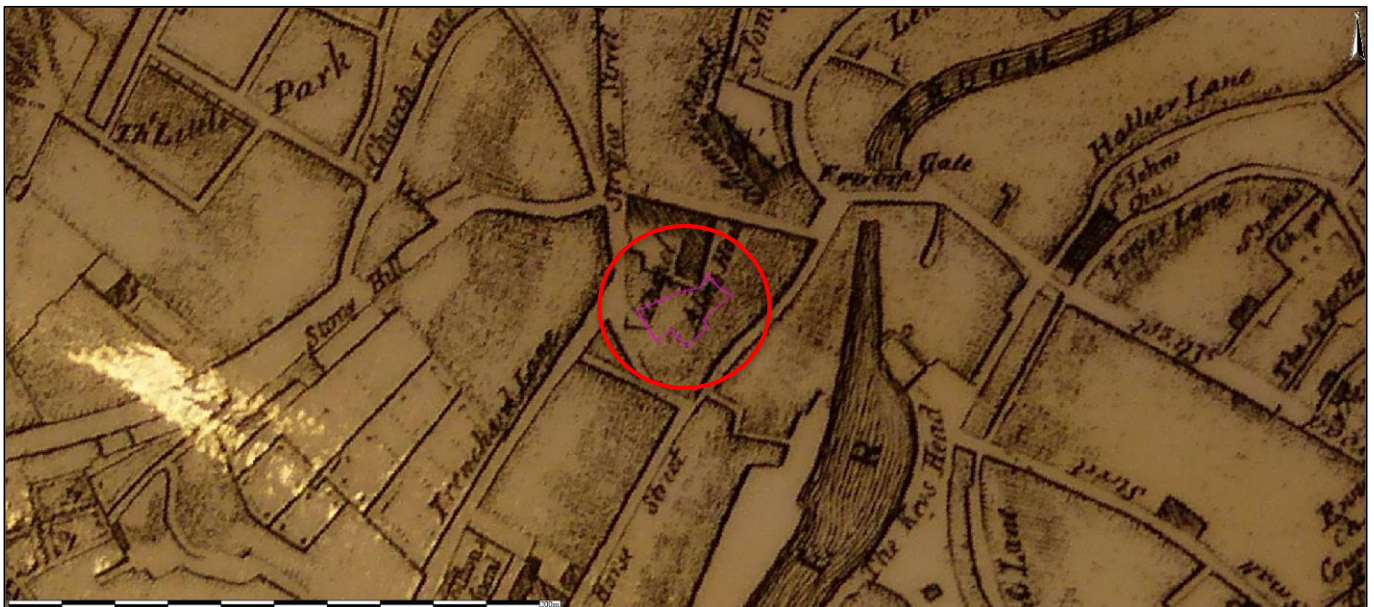


Figure 4 Rocque's map of Bristol, 1750, with the Project Site location (outlined in pink)

6.1. In 1750 Rocque depicted the location of Foster's Almshouses, which includes the location of the Project Site on land to the south of the buildings. The vicinity of the modern day Project Site does not appear to be developed and was most likely in use as a garden.

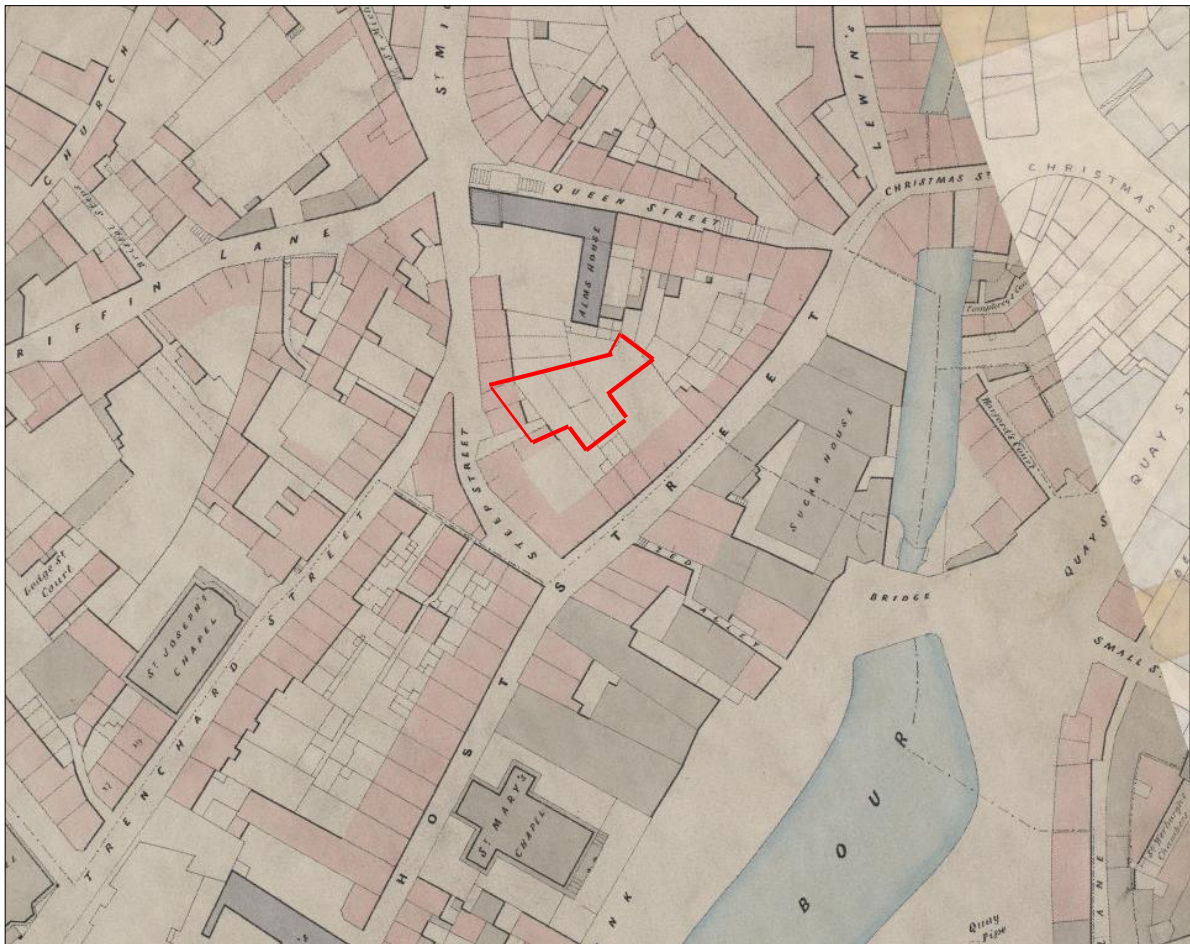


Figure 5 1855 Ashmead Town Plan showing location of Project Site (outlined in red).

6.2. From Ashmead's 1855 map of Bristol (Figure 6) it is clear that the Project Site is located on a plot of land enclosed by Steep Street to the south / south-west, Host Street to the south-east and Queen Street (now Christmas Steps) to the north. Buildings are shown fronting Steep Street, the rear of which appear to occupy the western portion of the Project Site.

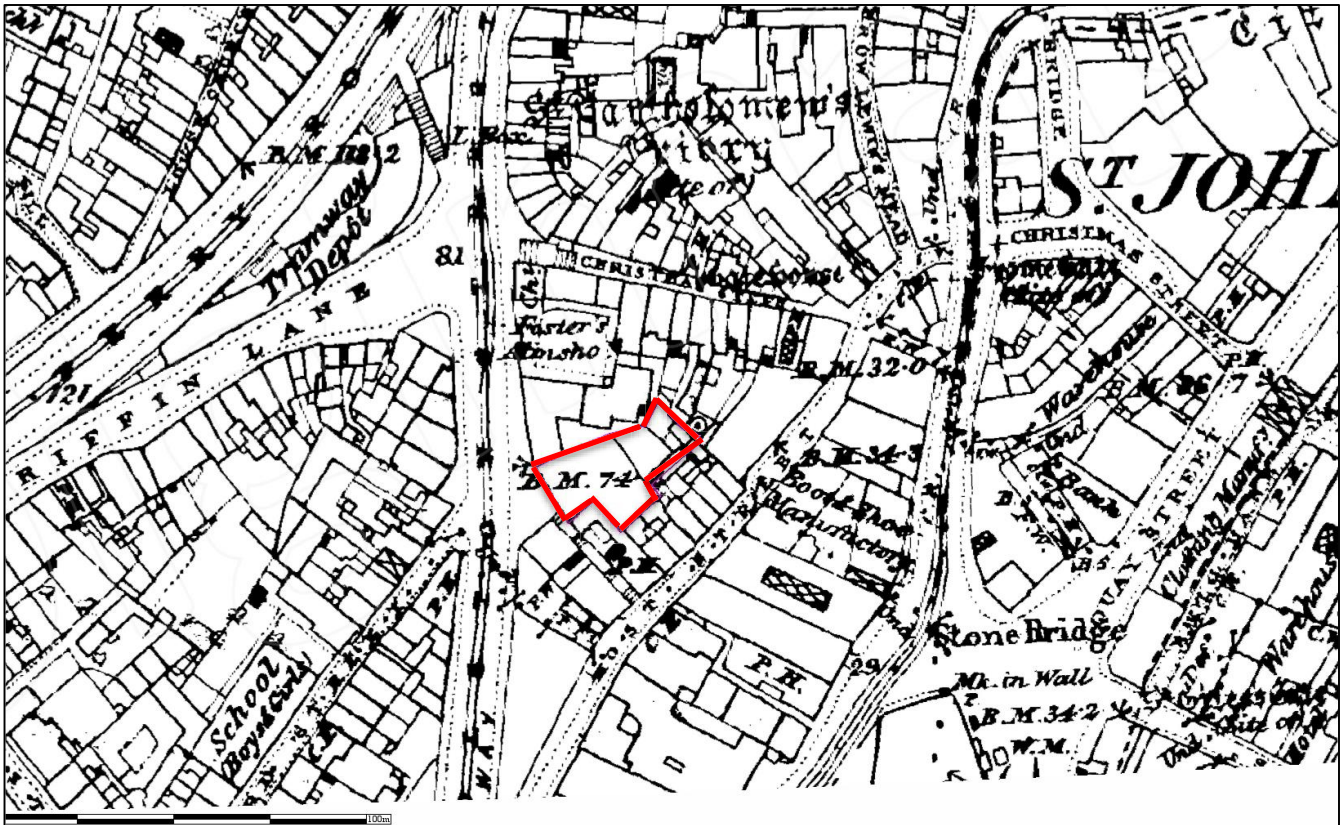


Figure 6 1880s National Grid map showing location of Project Site (outlined in pink).

- 6.3. Between 1828 and 1880 Colston Street has been laid, forming the present street pattern and the region of the Project Site has been enclosed creating individual plots.
- 6.4. By the latter part of the 19<sup>th</sup> century / early 20<sup>th</sup> century Goad's Insurance Plan for Bristol appears to show development of the north-eastern portion of the Project Site. The plot is coloured red, depicting a brick or stone building and further symbols indicate a metal roof, suggesting an industrial use. Furthermore, the very eastern portion of the plot clips part of a second building in the vicinity of the proposed development area. At this time, the western portion is marked as a garden.
- 6.5. The immediate vicinity of the Project Site appears to have been much more industrial in nature, with boots and shoe manufacturers located to the east of the Project Site and a tramway depot located to the west.

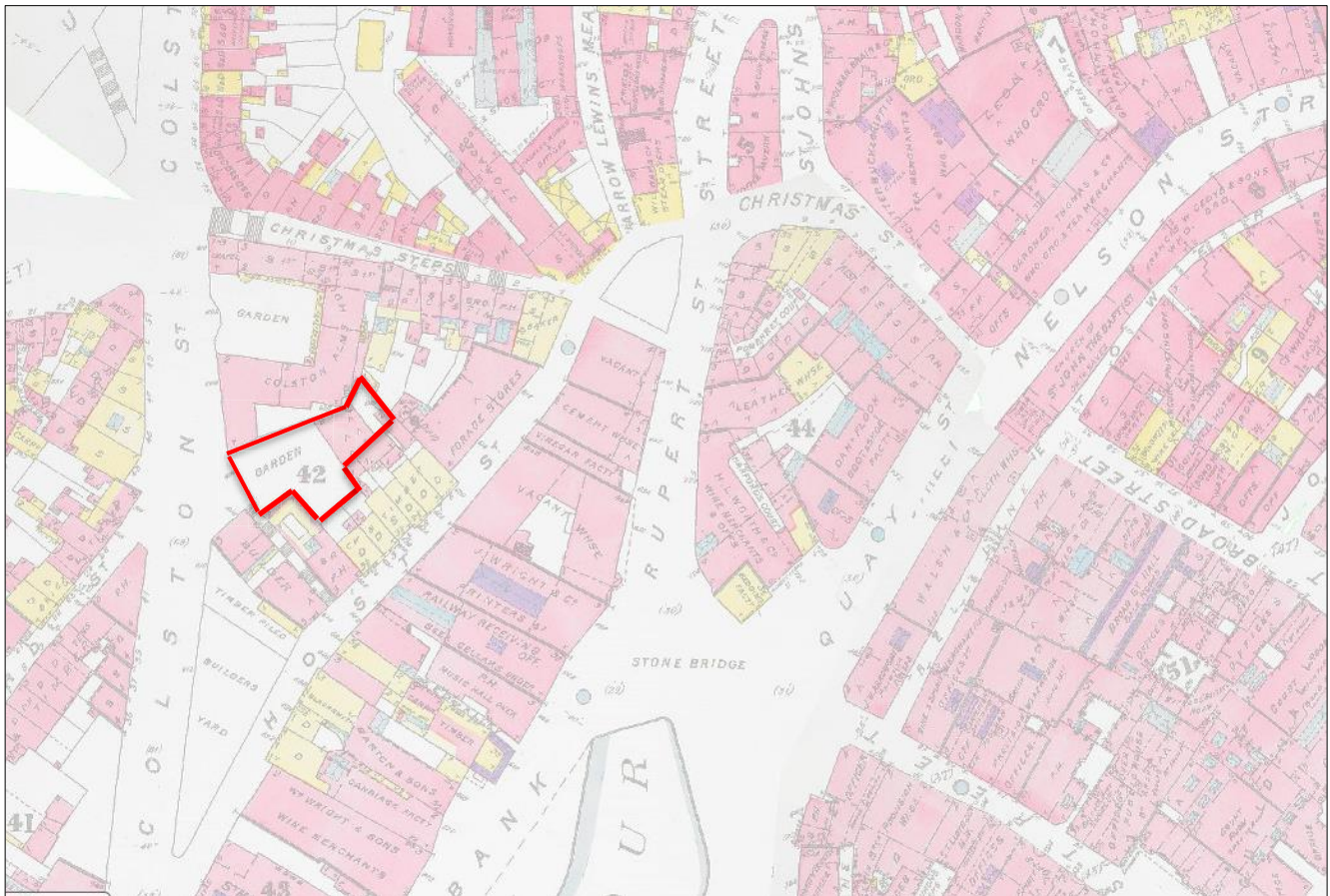


Figure 7 Goad Fire Insurance Plan Bristol 1887 – 1902 Sheet 5 (Project Site Outlined in Red)

6.6. The industrial nature of the area is further indicated by the 1950s National Grid map which depicts newspaper offices and car parks to the south and SSE; and printing works to the west and north of the Project Site. The 1950s National Grid map also shows the presence of the electric substation close to the western-most boundary of the site and marks the location of a chimney on the eastern portion of the Project Site.

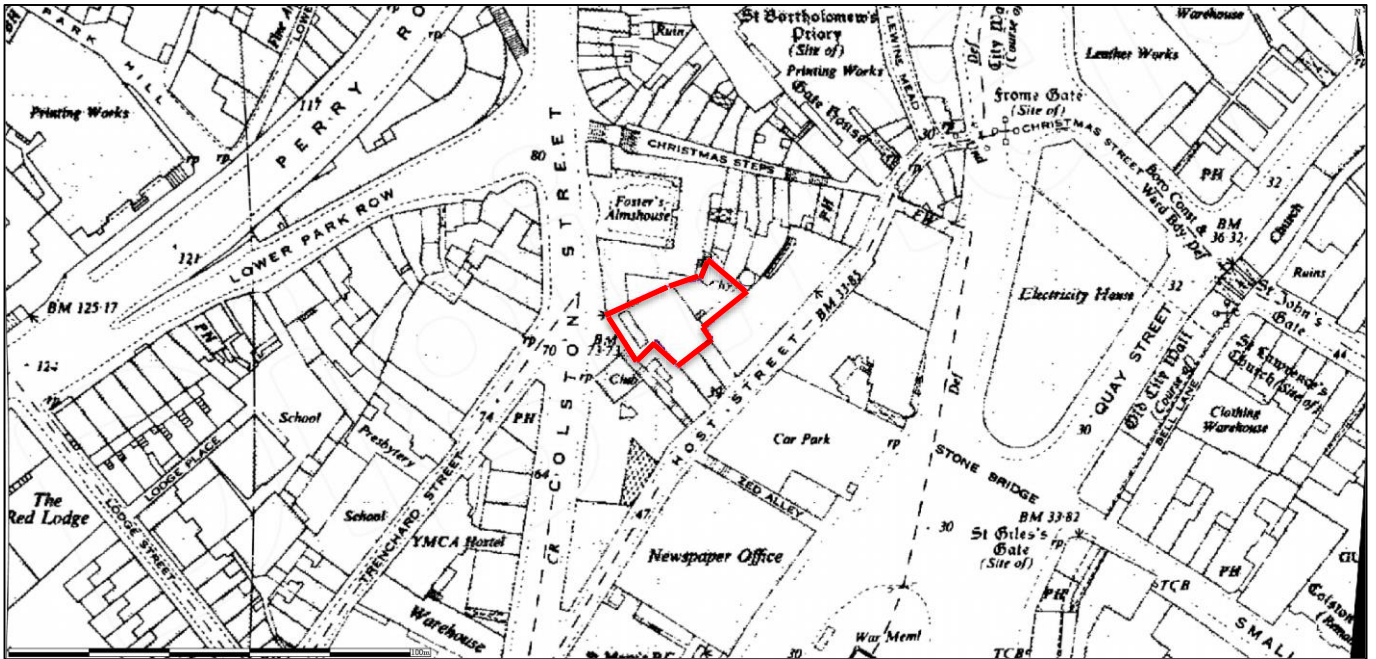


Figure 8 1950s National Grid map showing location of Project Site (outlined in pink).

## 7. Archaeological and Historical Appraisal

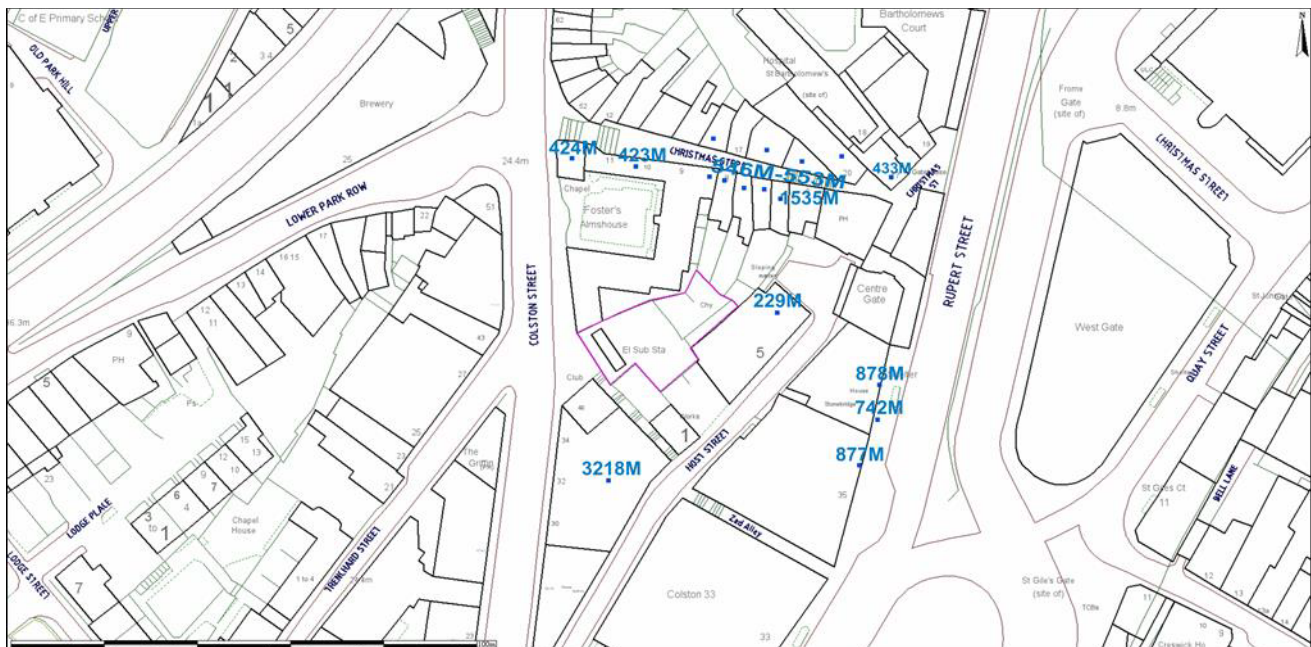


Figure 9 Location of Monuments discussed in the text (Blue with BUAD numbers). Project Site outlined in pink. Created using by Bristol City Council.



## Prehistory

- 7.1. Approximately 230m north of the Project Site a series of excavations at Upper Maudlin Street uncovered evidence for land use going back to the Neolithic period (Jackson, 2000:29). However, it is likely that the location of the Project Site on the steep bank of the River Frome, would have been unfavourable for occupation of this period. Furthermore, no associated activity is recorded in close proximity to the Project Site.
- 7.2. The potential for preservation of archaeology dating to this period within the confines of the Project Site is considered low.

## Romano-British (AD 44 – AD 410)

- 7.3. Approximately 230m north of the Project Site lies a significant Romano-British settlement, whose economy is believed to have relied at least in part upon iron smelting (Jackson, 2000: 29). No associated activity of this period is recorded in close proximity to the Project Site.
- 7.4. The potential for preservation of archaeology dating to this period within the confines of the Project Site is considered low.

## Early Medieval (AD 410 – AD 1066)

- 7.5. There is a lack of information concerning the Project Site and the Study Area during the early Medieval Period.
- 7.6. The potential for preservation of archaeology dating to this period within the confines of the Project Site is considered low.

## Medieval (AD 1066 – AD 1539)

- 7.7. The Project Site is located in an area of activity relating to the Medieval period. It is believed that Host Street (approximately 38m to the east of the Project Site) has Medieval origins (Bristol and Region Archaeological Services, 2008). Furthermore, the Foster Almshouses (BUAD 423M) approximately 20m to the north of the Project Site are believed to have been founded by John Foster



in AD 1483, at the same time that the Chapel of the Three Kings of Cologne (BUAD 424M) (approximately 40m to the NNW of the Project Site).

7.8. The potential for preservation of archaeology dating to this period within the confines of the Project Site is considered low – medium.

### **Post-Medieval (AD 1540 – AD 1900)**

7.9. The Project Site saw its most intensive period of development in the Post Medieval period.

7.10. Just 40m to the north of the Project Site lie Christmas Steps, originally known as Queen Street until well into the 19<sup>th</sup> Century. The street is lined on both sides by shops, the buildings mostly dating to the 18<sup>th</sup> Century (BUAD 433M, 546-553M, 1535M). The sedilia, or arched stone seats, against the western side of which the steps were built, are said to have been removed from either St. Bartholomew's or the Chapel of the Three Kings of Cologne.

7.11. Cartographic evidence indicates that during this period the land owned by Foster's Almshouses was reduced, with a small amount of development taken place within their immediate vicinity. It would appear that it was at this time that the Project Site became separated from the Almshouses.

7.12. The Colston Hall is sited on the historic location of a Carmelite priory (Boyce, 2013). The priory was first taken over by Colston's School in 1707 until 1857 when the school moved (ibid). In 1861 Colston sold the land to the Colston Hall developers, and in 1867 the main hall opened (ibid). Unfortunately, the Hall was burned down in 1898, but was rebuilt and reopened in 1900 (Boyce, 2013). The hall was designed for meetings and concerts, and saw much use during the suffragette movement (ibid).

7.13. In 1824 Ames, Wright and Clayfield occupied the Sugar House (BUAD 742M) which lies approximately 50m ESE of the Project Site; further adding to the industrial nature of the area.

7.14. In 1865 the Council agreed to a new street (Colston Street) which would link St Augustine's Place with Maudlin Street and make travelling westwards and north-westwards from Bristol easier (BaRAS, 2008). The street was completed and named in 1872 (ibid).

7.15. Foster's Almshouses have been rebuilt twice, most recently in Burgundian Gothic style between the 1860-80s (Bristol and Avon Archaeological Society Journal, 2004).





*Photo 7 East facing view of Foster's Almshouses and the Chapel of the Three Kings of Cologne.*

7.16. In addition to the above, the south-western portion of the Project Site clips the rear of buildings fronting Steep Street and by the end of this period, the Goad maps suggests that an industrial building was developed on land to the north-east.

7.17. The potential for preservation of archaeology dating to this period within the confines of the Project Site is considered medium.

### **Modern (AD 1900 – Present)**

7.18. Host Street Warehouse (BUAD 229M) is originally thought to have been part of a sugar refinery. Bordering the Project Site to the south-east, the warehouse could well have been associated with the sugar house (BUAD 742M). The building was partly demolished circa 1979.

7.19. Prince William House (BUAD 3218M), located approximately 36m SSW of the Project Site, was constructed in 1898 for John Totterdill Carriage Builders. The building was repaired in 1916 after



being gutted by fire. Nevertheless, the building escaped damage during the Blitz, and despite having undergone extensive refurbishment during the 1980s, retains many original features evident on the façade (Bristol and Avon Archaeological Society Journal, 2006).

7.20. Believed to have its origin within the 19<sup>th</sup> Century a factory, later the Corporation Electricity Department (BUAD 878M) bombed during the Blitz. The blitzing of the building (approximately 51m ESE of the Project Site) indicates the level to which the Project Site and its environs were affected during the second world war. Another victim of the Blitz was the 19<sup>th</sup> Century Stonebridge Press Printing Works (BUAD 877M) (approximately 50m SE of the Project Site).

A brick air raid shelter is located within the south-west portion of the Project Site; however cartographic resources do not record any further development of the site in this period. Therefore, the potential for the preservation of additional archaeology dating to this period within the confines of the Project Site is considered low.

## **8. Summary of Archaeological Potential & Suggested Mitigation**

- 8.1. The Project Site lies within an area of activity focussed strongly on the Medieval to Post Medieval Periods. Whilst it is likely that the proposed development area was in use as a garden associated with Foster's Almshouses in the Medieval Period, the potential for associated features to remain should not be ruled out, however any surviving archaeology is likely to have been truncated by the later development of the Project Site in the Post-Medieval and Modern Periods.
- 8.2. The potential for the north-eastern portion of the Project Site to preserve evidence of the proposed industrial activity should be considered and may be investigated by way of a further programme of work. Specifically evidence of the nature of any industrial activity may be investigated, in addition to the potential location of the chimney recorded on cartographic resources. Potential for wells, similar to those located just 30m ENE should also be considered.
- 8.3. In addition, the preservation of a WWII bunker to the south-west of the Project Site preserves an important element pertaining to the social history of the site in the Modern period and if plans propose the removal of this structure, preservation by record may be considered by way of a photographic survey.



- 8.4. It is proposed that the Project Site be considered for the location of new student housing. Development of this nature would impact upon any buried archaeological remains that may be persevered on the Project Site. However, the results of this desk based assessment identified low risk of preservation for Prehistoric – Early Medieval archaeology and a low to medium risk of preservation for Medieval activity. The most likely survival of remains belongs to Post Medieval industrial activity.
- 8.5. Two potential health and safety concerns were identified. Firstly, due to the close proximity of the Project Site to areas of WWII bomb damage, the risk of encountering unexploded ordnance may be considered further. In addition, the location of the electricity substation close to the entrance to the site poses a risk to anyone gaining entrance without adequate protection. For these reasons it is suggested that a conditioned approach to any further programme of archaeological investigation be considered, in view of the low – medium potential of the site to preserve archaeological remains.



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## 10. Appendices

### Appendix 1: Project Gazetteers

Table 2 Gazetteer of Archaeological Events. Data from Bristol City Council.

S_REC_NO	REC_TYPE	ASS_ORG	DATE_	NGRE	NGRN	DESCRIPTION
25166	WB	Context One	2012	358628	173185	In September 2012, Daniel Brace of Context One carried out an archaeological watching brief at Rice Box, Christmas Steps.
3832	BS	Avon Archaeological Unit	2002	358623	173178	In February 2002 building survey of No.6 Christmas Steps was carried out during works associated with alterations to the building by Jonathan Erskine for the Avon Archaeological Unit (Erskine 2002; Williams 2001, 117).
3751	FO	None	1480	358583	173134	"In 1480 William Worcester described Steep Street in his ""Itinerary"". The text was transcribed, translated and published by Frances Neale.
3343	PO	Bristol and Region Archaeological Services	1998	358566	173125	On 24 August 1998 Jonathan Brett observed the rear, west, wall of The Griffin public house against Trenchard Street. The wall by a door leading into the building from Trenchard Street was noted to be approximately 0.6 metres thick.
2863	CD	None	1673	358586	173186	James Millerd's 1673 map "An exact delineation of the famous city of Bristol and suburbs..." shows the Chapel of the Three Kings of Cologne at the top of Christmas Steps.
2862	CD	None	1673	358657	173182	James Millerd's 1673 map "An exact delineation of the famous city of Bristol and suburbs..." shows the former gateway to St. Bartholomew's Hospital in Christmas Street.
2754	PIC	None	1750	358590	173190	A drawing by James Stewart made in 1750 records the upper part of Christmas



						Steps, seen from below. On the left, the end of the Chapel of the Three Kings of Cologne and part of the rear of Foster's Almshouse.
2620	PH	Unknown	1879	358650	173120	A photograph of Stone Bridge and buildings to its west.
2619	PH	None	1859	358650	173136	A photograph of the ruins of Messrs. Fuidge & Fripp's sugar house on the morning of the fire, 30th. April 1859. The photograph was taken by J. W. G. Gutch and was published by Reece Winstone (Winstone 1983, pl.91).
2600	DOC	None	1547	358586	173186	"A survey of the Chantries of Bristol and Gloucester dated 14th February 1547 (Old Style), was transcribed and published by Sir John Maclean (1883-84, 248-249).
2599	DOC	None	1547	358586	173185	"A survey of the Chantries of Bristol and Gloucester dated 14th February 1547 (Old Style), was transcribed and published by Sir John Maclean (1883-84, 248-249).
2459	PH	None	?	358592	173133	"Two photographs published by Reece Winstone, probably taken in the 1860s, look up Steep Street.
2458	PH	None	?	358592	173133	A photograph published by Reece Winstone, probably taken in the 1860s, shows Steep Street. The view looks downhill from the end of Lower Park Row and shows several gabled buildings on the north and south sides of the street.
2250	PH	None	1931	358586	173186	A photograph by P. E. W. Street taken in 1931 records the interior of the Chapel of the Three Kings of Cologne (424M) at Foster's Almshouse in Colston Street, and shows the north-west corner of the building.
2246	PH	None	1931	358586	173184	A photograph by P. E. W. Street of the Chapel of the Three Kings of Cologne at



						Foster's Almshouse, from the south-west, showing the parapets and belfry prior to their replacement with less decorative versions in 1939.
2172	PH	None	1970	358657	173189	A photograph published by Reece Winstone, taken at 11.55am on 29th August 1970, shows Nos.17 and 18 Christmas Street and the entrance gateway of St. Bartholomew's Hospital during the upgrading of Rupert Street to a dual carriageway.
2164	PH	None	1960	358586	173186	A photograph published by Reece Winstone, taken at 3.40pm on 18 August 1960, shows the frontage of the Chapel of the Three Kings of Cologne (424M) at the top of Christmas Steps (Winstone 1992, pl..228).
2032	BS	Royal Commission on Historical Monuments (England)	1983	358657	173182	A survey of No.17 Christmas Street was carried out by Roger Leech.
2031	BS	Royal Commission on Historical Monuments (England)	?	358644	173186	A survey of No.20 Christmas Steps was carried out by Roger Leech.
2030	BS	Royal Commission on Historical Monuments (England)	?	358628	173188	A survey of No.18 Christmas Steps was carried out by Roger Leech.
2029	BS	Royal Commission on Historical Monuments (England)	1983	358617	173190	A survey of No.16 Christmas Steps was carried out by Roger Leech.
2028	BS	Royal Commission on Historical Monuments (England)	?	358616	173182	A survey of No.8 Christmas Steps was carried out by Roger Leech.
2027	BS	Royal Commission on Historical Monuments (England)	1984	358619	173181	A survey of No.7 Christmas Steps was carried out by Roger Leech.





2026	BS	Royal Commission on Historical Monuments (England)	1983	358623	173179	A survey of No.6 Christmas Steps was carried out by Roger Leech.
2025	BS	Royal Commission on Historical Monuments (England)	?	358627	173179	A survey of No.5 Christmas Steps was carried out by Roger Leech.
2024	BS	Royal Commission on Historical Monuments (England)	?	358649	173171	A survey of Nos.1 and 1A Christmas Steps was carried out by Roger Leech.
2005	PH	None	1904	358657	173189	A photograph published by Reece Winstone, taken in 1904, shows No.17 Christmas Street and the gateway to St. Bartholomew's Hospital next door. The view looks from the opposite side of Christmas Street.
1806	PIC	None	1821	358586	173186	A watercolour drawing executed by Hugh O'Neill in 1821 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2589). The view records the Chapel of the Three Kings of Cologne (424M) at Foster's Almshouse, Colston Street.
1804	PIC	None	1823	358580	173180	A watercolour drawing executed by Hugh O'Neill in 1823 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2575). The view looks south towards the northern end of Steep Street and shows the Chapel of the Three Kings of Cologne (424M).
1802	PIC	None	1821	358589	173120	A watercolour drawing executed by Hugh O'Neill in 1821 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2573). The drawing shows the view up Steep Street, looking north-west.
1670	PIC	None	?	358657	173190	A drawing by Samuel Loxton, probably made



						during the first two decades of the twentieth-century, shows the gateway of St. Bartholomew's Hospital with gabled buildings on either side.
1572	PIC	None	?	358587	173189	A drawing by Samuel Loxton in Bristol Reference Library (Bristol Reference Library X1470), made during the first two decades of the twentieth-century, shows the stone seats at the top of Christmas Steps.
1498	PIC	None	1825	358580	173145	A watercolour drawing executed by T. L. Rowbotham in 1825 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2569) records the corner of Trenchard Lane [now Trenchard Street] and Steep Street [no longer extant].
1497	PIC	None	1825	358575	173128	Braikenridge illustration. View down the steps leading from Trenchard Street to lower Steep Street.
1496	PIC	None	1828	358586	173123	Braikenridge illustration. The lower end of Steep Street, looking downslope. Shows the overhanging house (dated 1540) at the junction with the alley leading up to Trenchard Street.
1494	PIC	None	1828	358560	173180	A watercolour drawing executed by T. L. Rowbotham in 1828 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2565) records the bottom of Griffin Lane, looking up the street.
1486	PIC	None	?	358600	173184	A watercolour drawing executed by G. Hill at an unknown date, probably in the early 1820s in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2557). The view looks east from a position on the west side of Steep Street.
1238	DOC	None	1877	358616	173182	An entry in the 1877 schedule of properties



						belonging to the trustees of the Municipal Charities records that Foster's charity owned No.8 Christmas Steps, which consisted of a "Dwelling house and shop."
913	BS	Moxley Jenner and Partners	1978	358630	173152	A survey of the warehouse on the north-west side of Host Street, below Zed Alley and backing onto the rears of Nos.1-3 Christmas Steps was produced by the architects Moxley Jenner and Partners as part of proposals to rebuild and renovate the building.
2425	PH	None	1937	358600	173184	A photograph published by Reece Winstone, taken in May 1937, shows the entrance to Foster's Almshouses (Winstone 1987, pl.196).
657	PO	None	1991	358551	173161	On the eastern side of Griffen Court, Lower Park Row. Abuts the rear of No.45, Colston Street. Noted on plans submitted in connection with a planning application for Nos.20 and 21, Lower Park Row.
370	BS	Department of Archaeology, City of Bristol Museums and Art Gallery	1977	358649	173171	In 1977 and 1978 Nos. 1 and 1a, Christmas Steps were recorded by David Kear. Further recording was carried out by John Bryant during rebuilding and refurbishment in 1978-1981.
369	BS	Department of Archaeology, City of Bristol Museums and Art Gallery	1983	358657	173187	During renovation of Nos.17, 18 & 19, Christmas Street, some details of the interiors were recorded by John Bryant. They were largely of 17th. and 18th.century date, but incorporated parts of the 12th.century and later St. Bartholomew's Hospital.
237	FO	Development Observation Group	1981	358640	173167	"A nineteenth-century stone-lined well shaft was noted by John Bryant in the Host Street warehouse on 5th August 1981. It was located below an alcove in the north-east wall of the former warehouse at the rear of 2 Christmas Steps.



69	FO	Development Observation Group	1981	358640	173170	A nineteenth-century well lined with Pennant Sandstone rubble was discovered in "The Gaiety" public house, Christmas Steps in 1981. It was located below the ground floor boards, just outside the cellar wall, at a point where the cellar narrowed.
4264	DA	Bristol and Region Archaeological Services	2006	358590	173160	In January 2006 an archaeological desk-based assessment of land on the south side of Foster's Almshouses (423M), Colston Street was carried out by John Bryant for Bristol and Region Archaeological Services (Bryant 2006).
4351	FO	Department of Planning, Transport and Sustainable Development, Bristol City Council	2006	358565	173185	On 20 October 2006 Jonathan Brett of the Department of Planning, Transport and Sustainable Development, Bristol City Council observed the excavation of a service trench at the south-eastern end of Lower Park Row, close to the junction with Colston Street.
4400	WB	Bristol and Region Archaeological Services	2007	358594	173161	In May 2007, Kevin Potter of Bristol and Region Archaeological Services carried out an archaeological watching brief at Fosters Almshouses, Colston Street, Bristol for Alec French Architects.

Table 3 Gazetteer of monuments. Data provided by Bristol City Council.

M_REC_NO	KNOWN_AS	NGRE	NGRN	QUALIFIER	M_TYPE	PERIOD	M_DESC
428M	23, Lower Park Row	358560	173173	FCE	House	PM1	No.23 Lower Park Row. Attached. Probably C16, much rebuilt mid C20. Timber-framed, render and pantile hipped roof. Single depth plan. 2 storeys; 1-window range.
626M	House at the junction of Host	358594	173108	FCE	House	PM1	House at the west corner of Host Street and Steep Street. The building was a



	Street and Steep Street						four-storey, two-bay jettied building with a gabled front to Host Street. The ground floor was a shopfront.
623M	Cross-gable house on the south side of Steep Street	358588	173138	FCE	House	PM1	A three-storey cross gable house of probable seventeenth-century date, located on the south side of Steep Street. At ground floor the north-facing elevation contained a bay window, the second floor a sash and the gable end a four-light casement.
433M	Christmas Steps Fish & Chip Shop	358655	173182	FCE	House	PM1	House, the ground-floor now a fish & chip shop and restaurant. Attached to the north-east and rear. C17 house of 3 storeys and attic; 1-window range; gable to the street.
432M	House on corner of Trenchard Street	358577	173137	FCE	House	PM1	A pair of attached four-storey gabled houses of probable mid seventeenth-century date, located on the western side of Steep Street, close to the junction with, and extending back to, Trenchard Lane.
431M	Overhanging house, west side of Steep Street	358583	173121	FCE	House	PM1	House. In the sharp angle between the west side of Steep Street and the steps leading up to Trenchard Street. Attached to the north-west. Gabled to south-east: no gables to either main elevation. 3 storeys and roof, no attic storey.
742M	Ames, Wright & Clayfield's Sugar House	358652	173128	FCE	Sugar house	PM2	Ames, Wright & Clayfield's Sugar House, located between Stone Bridge and Host Street. The drawings [what drawings would those be John?] show a massive building of perhaps 7



							storeys, of which 5 and an attic storey are depicted.
424M	Chapel of the Three Kings of Cologne	358586	173186	FCE	Chapel	Med	Chapel of the Three Kings of Cologne, located on the south corner of the junction of Colston Street and Christmas Steps. The chapel was established in the late-medieval period to serve Foster's Almshouse (BUAD 423M).
423M	Foster's Almshouse	358600	173184	FCE	Almshouse	Med	Foster's Almshouse, located on the eastern side of Colston Street. The Almshouse was founded in 1483 by John Foster to provide residential accommodation for a number of poor people.
878M	Factory, later the Corporation Electricity Department	358652	173136	FCE	Factory	PM2	A factory, later the Corporation Electricity Department depot. At the very northern end of the western side of Colston Avenue, immediately north of John Wright's. C19. Attached. 4 storeys and basement.
877M	John Wright (The Stonebridge Press)	358648	173118	FCE	Printing works	PM2	Printing works. At the northern end of the western side of Colston Avenue, immediately north of the warehouse of Messrs. Pickford's. C19. Occupied by John Wright (The Stonebridge Press). Attached. 3 storeys; 7-window range; hipped roof with clerestory.
876M	Pickford's Warehouse	358644	173108	FCE	Warehouse	PM2	Warehouse. At the northern end of the western side of Colston Avenue. C19. Pickford & Co., also London & North Western Railway. Attached. 3 storeys, attic and basement; 2-bay facade.



552M	19, Christmas Steps	358636	173185	FCE	House	PM2	No.19 Christmas Steps.
551M	18, Christmas Steps	358628	173188	FCE	House	PM2	No.18 Christmas Steps.
550M	16, Christmas Steps	358617	173190	FCE	House	PM2	No.16 Christmas Steps.
549M	8, Christmas Steps	358616	173182	FCE	House	PM2	No.8 Christmas Steps.
548M	7, Christmas Steps	358619	173181	FCE	House	PM2	No.7 Christmas Steps.
547M	6, Christmas Steps	358623	173179	FCE	House	PM2	No.6 Christmas Steps.
546M	5, Christmas Steps	358627	173179	FCE	House	PM2	No.5 Christmas Steps.
553M	20, Christmas Steps	358644	173186	FCE	House	PM2	No.20 Christmas Steps.
1535M	4, Christmas Steps	358631	173177	FCE	House	PM2	No.4 Christmas Steps, located on the south side of Christmas Steps. The building dates to the late-eighteenth or early-nineteenth century and is a three-storey, single bay house with a cellar and a hipped roof.
172M	House in Griffin Court	358551	173161	FCE	House	PM1	House in Griffin Court. The two-storey building appears to be of seventeenth-century date and has a single-cell plan. It is timber framed with rubble side walls and rubble and brick exterior stack, and a pantile roof.
108M	The Three Sugar Loaves (part)	358649	173171	FCE	Bakery	PM2	House with ground-floor shop. Nos.1 & 1a Christmas Steps. Largely of 1747 or early 1748. No.1, on the corner of Host Street, was the baker's house, with a shop occupying part of the ground floor. It was of three and a half storeys plus a small cellar.



3218M	Prince William House	358594	173115	FCE	Carriage works	PM2	Prince William House on the south side of Colston Street constructed by 1898 for John Totterdill carriage builders. A two storey building with two basement floors fronting Colston Street with an attached two storey building to the rear fronting Host Street.
229M	Host Street Warehouse	358630	173152	FCE	Warehouse	PM2	Host Street Warehouse, located on the north-west side of Host Street. Thought to have been part of a sugar refinery; was latterly a clothes warehouse. Mid 19th.century, partly demolished c.1979.

## Appendix 2: Methodology

### *Standards and Guidance*

The methodology employed in compiling this document is derived from a number of key sources.

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in '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 (CIfA 2014: 4).

### *Study Area*

A 100m Study Area was established for the site in order to contextualise the known and potential archaeological resource. All Heritage Assets, designated and non-designated, were considered within this 100m area.





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