



HPS

Professional Archaeological Services



The Grove, Clifton Hill, Bristol, BS8 1BN

Author: Sam Driscoll, BA (Hons), MA, MCIfA

Client: Mr & Mrs Birnie

Project: Historic Building Recording



Client/Agent Name: Mr & Mrs Birnie / 105 West Architects Ltd
Project Site: The Grove, Clifton Hill, Bristol, BS8 1BN
NGR: ST 57192 72876
Document Type: Interim Report
Issue Number: V1.0
Date of Preparation: 16 October 2016
Oasis Reference: heritage10-253405
HER Reference: Requested – Awaiting Response
Local Planning Authority: Bristol City Council
Planning Reference: 16/01043/LA
HPS Site Code: HPS-135/16
OS Licence: 100048201

Disclaimer

Whereas Heritage Planning Services Ltd (HPS) have taken all care to produce a comprehensive summary of the known and recorded archaeological and historical evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Copyright

The copyright to the following text, drawings, graphics and photographs is, unless otherwise credited, the property of Heritage Planning Services Ltd. HPS hereby grants a licence to the client and their agent(s), to use this report for the purpose for which it was issued, after receipt of full payment.

Reproduction of maps

Plans and maps based on Ordnance Survey Sheets are reproduced by permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Reserved.

Heritage Planning Services Ltd

53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS

Sam Driscoll (m) 07825 550271 (e) sam@heritgaeplan.co.uk



Contents

1. Introduction	1
Background.....	1
Condition 6	1
2. The Project Site.....	2
Development History.....	4
3. Methodology.....	8
Level 2 Building Recording	8
Photography.....	9
Main areas of focus.....	9
4. Reporting.....	10
5. Results	10
Introduction.....	10
Second Floor	11
Room 1	12
Room 2	15
First Floor	17
Room 11.....	18
Room 13.....	19
Room 14.....	20
Ground Floor.....	21
Room 17.....	22
Basement	24
Room 23.....	25
Exterior.....	28
6. Discussion.....	29
7. Conclusion	30
8. Bibliography	31

List of Figures

Figure 1 Historic Phasing of the Project Site (marked as 1) © Leech 2015.....	3
Figure 2 Detailed Project Site Location (highlighted in purple).....	3
Figure 3 Project Site Location (circled).	4
Figure 4 Jacob de Wilstar’s map of the Manor of Clifton 1746 (Project Site circled in red) © Know Your Place, Bristol	4
Figure 5 Ashmead and Plumley’s Map 1828 © Know Your Place, Bristol (Project Site circled in red).....	5
Figure 6 Tithe Map 1840’s. The Project Site occupies the plot marked 26 © Know Your Place, Bristol ...	6

Heritage Planning Services Ltd



Figure 7 Detail from Samuel Jackson's Watercolour c. 1825. Reproduced from Leech 2015. Blue arrow indicates the southeast extension.....	7
Figure 8 c. 1885 1 st Edition Ordnance Survey Map © Know Your Place, Bristol (Project Site outlined in red, annex location indicated by the blue arrow).....	8
Figure 9 Photo location plan Second Floor (Base Plan © 105 West Architects Ltd).....	12
Figure 10 First Floor photo location plan (Base Plan © 105 West Architects Ltd)	17
Figure 11 Ground Floor photo location plan (Base Plan © 105 West Architects Ltd)	22
Figure 12 Basement photo location plan (Base Plan © 105 West Architects Ltd)	25

List of Photographs

Photo 1 c. 1790 / 1800 Northwest bricked up window, northeast facing view (Scale 1 x 1m & 1 x 500mm).....	13
Photo 2 c. 1790 / 1800 Southeast bricked up window, northeast facing view (Scale 1 x 1m & 1 x 500mm).....	14
Photo 3 Detail of early chamfered beam beneath modern roof.....	15
Photo 4 Detail of arch with beam slot and beam.....	15
Photo 5 Detail of roof beam set into northeast wall.....	16
Photo 6 Detail of floor joist resting on the top of the partition wall	16
Photo 7 Southwest facing view of random Rubblestone fabric of 18 th century property.	18
Photo 8 Modern fireplace surround, Room 11.	19
Photo 9 SSW facing view of 19 th century wooden panelling.....	20
Photo 10 Northeast facing view of c. 1790 / 1800 materials (Scales 1 x 1 & 1 x 300mm)	21
Photo 11 Detail of altered cornice with wooden baton addition to the base.....	23
Photo 12 Ceiling Rose.....	23
Photo 13 Northeast facing view of position of 18 th century window openings (Scales 1 x 1m)	24
Photo 14 East facing view of brickwork revealed following the removal of the floor joists.	26
Photo 15 Southwest facing view of early 18 th century Limestone rubble joist pockets.....	26
Photo 16 Northwest partition wall (Scale 1m)	27
Photo 17 Detail of repurposed 18 th century decorative timber.....	28
Photo 18 Southeast view of fireplace (scales 2 x 1m).....	28
Photo 19 Northeast elevation of The Grove, with modern sand and cement render and paint finish.....	29



Non-Technical Summary

This document sets out the results of a programme of building recording (Level 2) of The Grove, Clifton Hill, Bristol, BS8 1BN (the Project Site). Permission has granted for the erection of a two-storey side extension and a terrace. Reinstatement of rear balcony with canopy at first floor level, internal and external alterations and the erection of metal railings above existing stone wall (Planning Ref 16/01043/LA).

The results presented here form an interim report, pending works to the external fabric of the building (covered under condition 5 of planning permit 16/01043/LA). The final report may also incorporate the results of recording during the removal of the current render (application pending).

The current phase of work did not reveal any new significant evidence relating to the historic phasing of the Project Site, due to the low impact renovation. A small amount of historic fabric was revealed and where this occurred, materials appear to support the phasing of the site, as suggested by Leech (2015). Throughout the property, evidence on the Ground, First and Second Floor supports the notion that the early c. 1707 property is incorporated into the late 18th century layout. Cupboards in the location of the original window openings are evident and the revealed brickwork on the Second Floor would favour an 18th century date for the renovation.

Further evidence may be identified during works to the exterior of the property, which will be recorded at a later date. This will include historic features revealed in the event that plans to remove and replace the modern render are approved.

Acknowledgements

HPS would like to thank the developers Mr & Mrs Birnie, Mr D Forbes for 105 West Architects Ltd and Mr D Foley & Mr P Allan for Foley Allan, Project and Construction Management. We would also like to thank Mr B Jones (Archaeologist, Bristol City Council) for his help and expertise.



1. Introduction

Background

- 1.1. This document sets out the results of a programme of building recording (Level 2) of The Grove, Clifton Hill, Bristol, BS8 1BN (hereafter referred to as the Project Site). Permission has granted for the erection of a two-storey side extension and a terrace. Reinstatement of rear balcony with canopy at first floor level, internal and external alterations and the erection of metal railings above existing stone wall (Planning Ref 16/01043/LA).
- 1.2. This requirement for the programme of work was informed by Conditions 5 & 6 of the Notice of Decision (Bristol City Council, 3rd May 2016), which states the following-

Condition 6

- 1.2.1. To secure the recording of the fabric of buildings of historic or architectural importance.*
- 1.2.2. The development hereby permitted shall not be occupied until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording must to be carried out by an archaeologist or archaeological organisation approved in writing by the Local Planning Authority and submitted to the Historic Environment Record (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Record Office.*
- 1.2.3. Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.*

- 1.3. This need for this condition was also informed by the completion of the document entitled *Clifton Grove/The Grove, Clifton, Bristol: An Archaeological Desk Based Assessment* (Leech 2015).
- 1.4. The programme of work comprised a Level 2 building recording, in accordance with Historic England Guidelines. The results presented here form an interim report, pending works to the external fabric of the building (covered under condition 5 of planning permit 16/01043/LA). The final report may also incorporate the results of recording during the removal of the current render (application pending).
- 1.5. This project was completed under HPS project reference HPS-135/16.



1.6. All recording was completed by Sam Driscoll BA (Hons), MA, MCIfA, Director, Heritage Planning Services Limited.

2. The Project Site

- 2.1. The Project Site is located within the Bristol suburb of Clifton, close to the centre of the village and retail area. The site comprises The Grove which is a Grade II listed three storey property with converted attic and cellar. The existing building appears to represent two significant phases of construction, with the middle range having been established by c. 1707 and a 3 storey extension to the southeast and porch to the front elevation added c. 1790/1800 (Leech 2015: 21). Internally there is also evidence for considerable alteration in the late 19th to early 20th centuries (Ibid).
- 2.2. The property is semi-detached and was formerly known as 1 & 2 The Grove and latterly as St Alban's (N^o 1, The Project Site, now The Grove) and Emmaus House (N^o 2).
- 2.3. The Grove is described as having two distinct parts, comprising three bays to the front and rear which are all now rendered. Windows and sash boxes are set behind reveals. An open plan ashlar porch is located to the southwest (ibid).

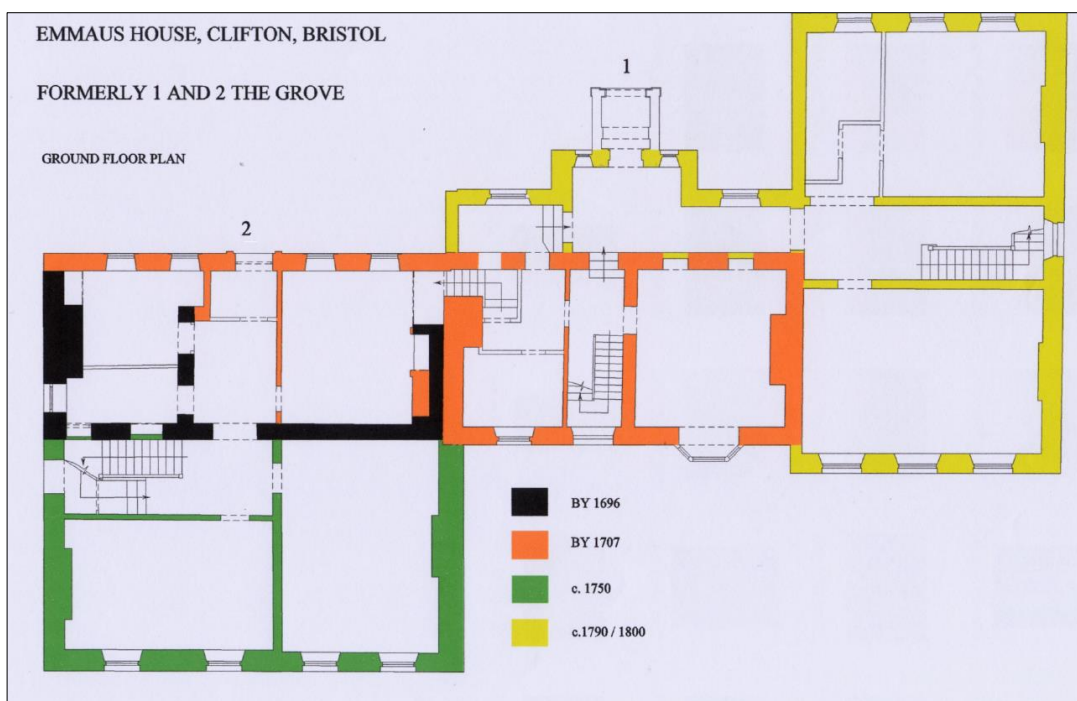




Figure 1 Historic Phasing of the Project Site (marked as 1) © Leech 2015

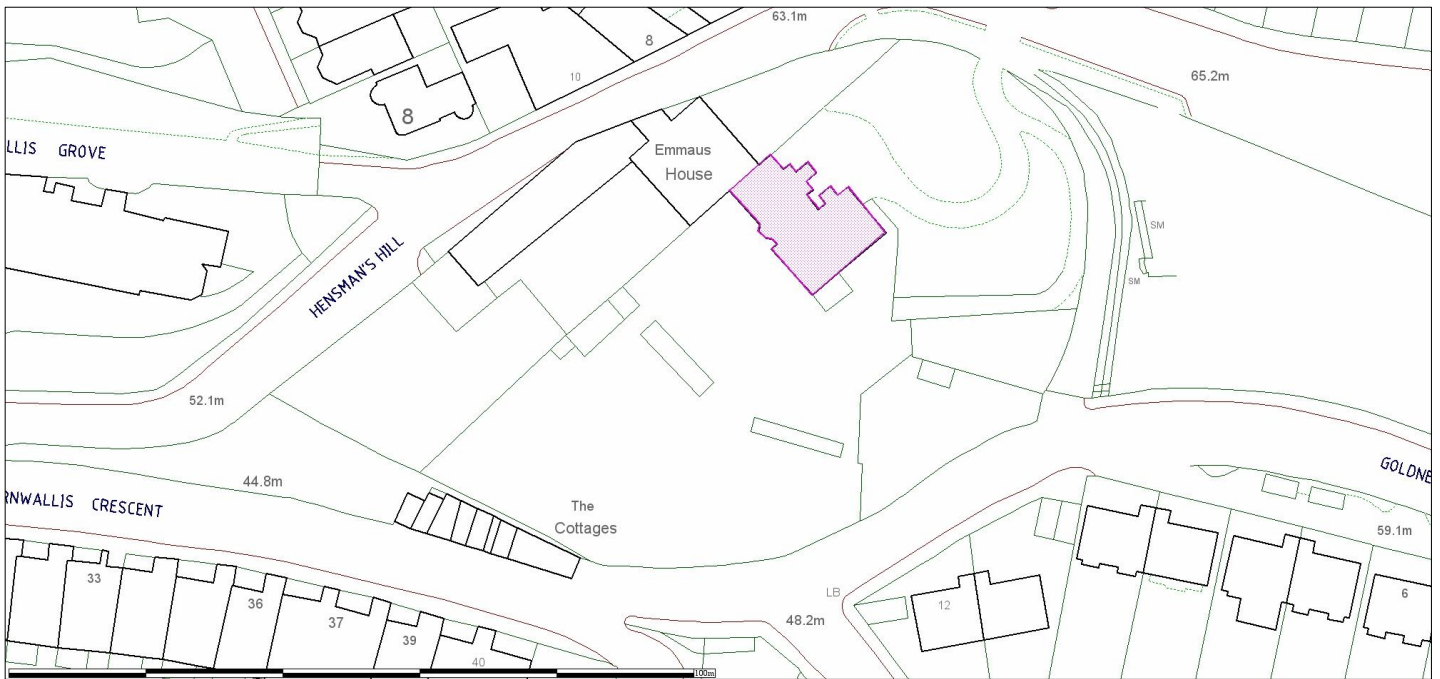


Figure 2 Detailed Project Site Location (highlighted in purple).

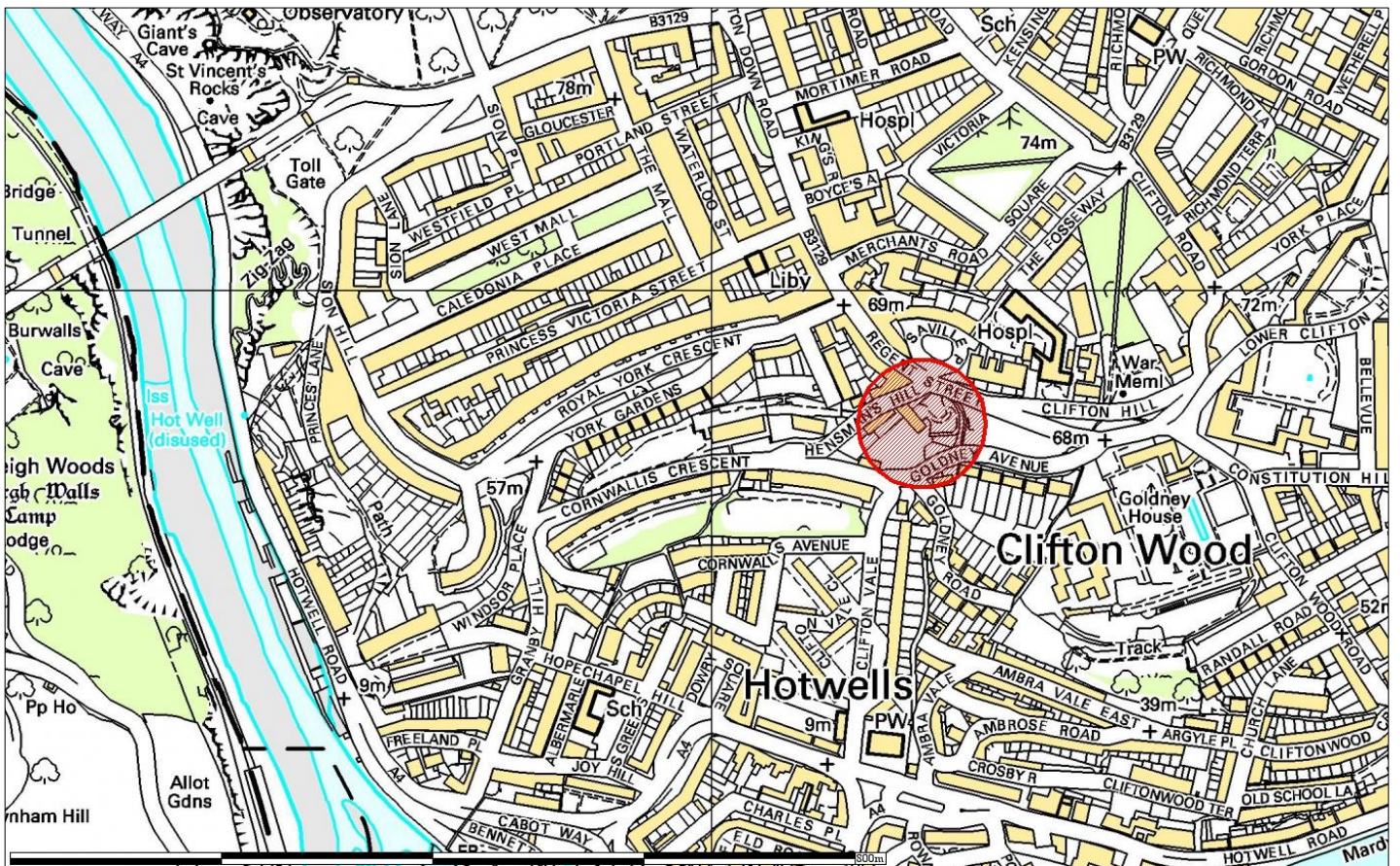




Figure 3 Project Site Location (circled).

Development History

- 2.4. The earliest lease for the Project Site has been traced to 1696, at which time the land was leased to James Hollidge by the Merchant Venturers. By 1707, records suggest that there are buildings on the plot, as Hollidge is documented as repairing one messuage¹ and building another (Leech 2015; 8).
- 2.5. The land was still leased by Hollidge at the time of the survey of the Manor of Clifton carried out by Jacob de Wilstar's in 1746. The properties are clearly shown on the corresponding map (Figure 4). The Project Site is depicted as a square building, adjoining the larger property to the northwest.



Figure 4 Jacob de Wilstar's map of the Manor of Clifton 1746 (Project Site circled in red) © Know Your Place, Bristol

- 2.6. By 1828 the Ashmead and Plumley map depicts the layout as similar to today, with an extension to the southeast and an addition of a porch against the northeast elevation. The extension does not extend beyond the southwest façade of the original property, as depicted on later maps and may indicate that this portion was rebuilt or extended. Whilst, it could be the result of lack of attention

¹ Messuage - A dwelling house with outbuildings and land assigned to its use.
Heritage Planning Services Ltd



to detail with regards to the survey, it should be noted that the same layout is represented on the Tithe map of the 1840's. This does not appear to be a copy, as alterations to plot boundaries and building layouts are included in the later map, which was the result of a separate and thorough survey.

- 2.7. Both maps show a clear distinction between the original property and the extension, indicating that these were intended as two separate dwellings at this time.

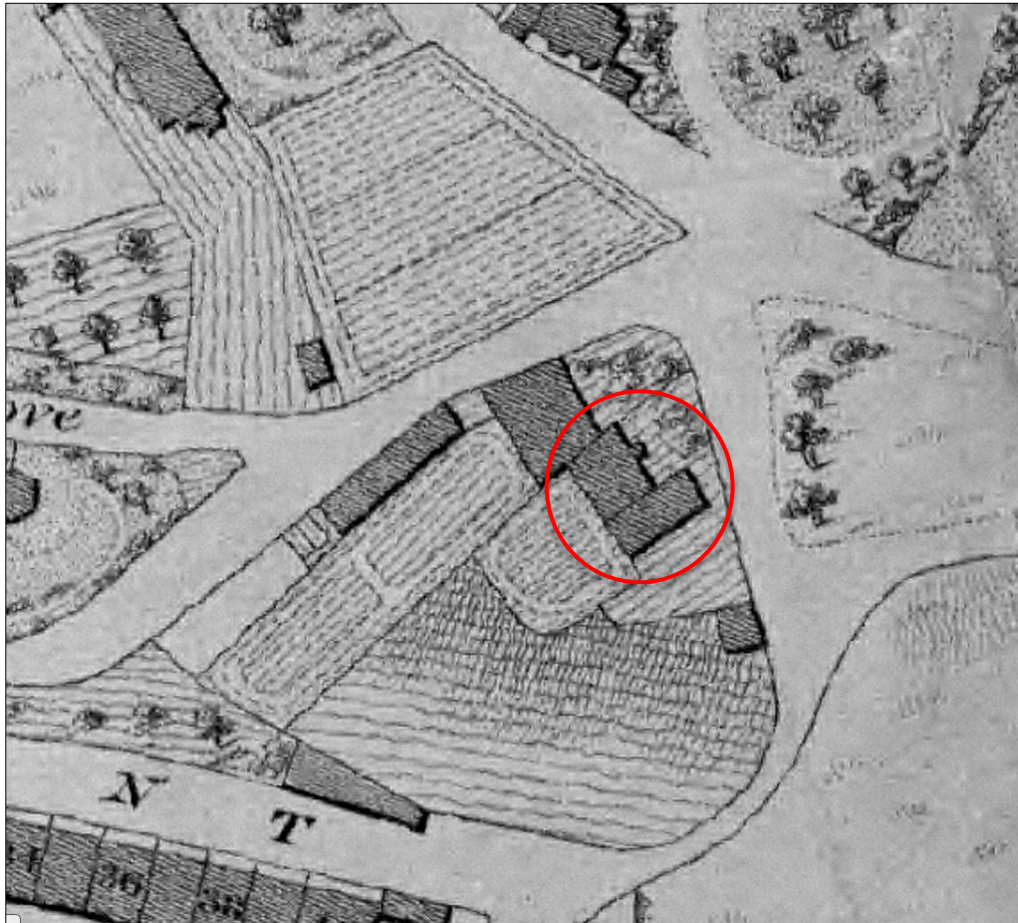


Figure 5 Ashmead and Plumley's Map 1828 © Know Your Place, Bristol (Project Site circled in red)



Figure 6 Tithe Map 1840's. The Project Site occupies the plot marked 26 © Know Your Place, Bristol

- 2.8. The southeast extension has been surveyed and tentatively dated to c. 1790 / 1800, based on its architectural style (Leech 2015; 11). The building has certainly been added by c. 1825, the date of Samuel Jackson's watercolour (Figure 7).

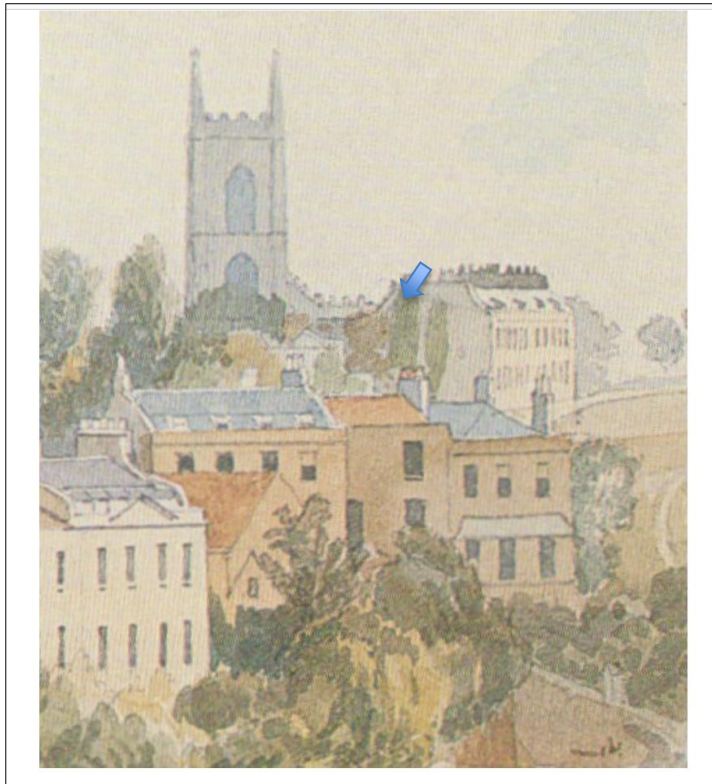


Figure 7 Detail from Samuel Jackson's Watercolour c. 1825. Reproduced from Leech 2015. Blue arrow indicates the southeast extension.

2.9. By 1885 the Project Site is shown as it is today, with the southeast extension extended beyond the rear of the property. There is an additional annex to the southeast corner and ancillary buildings are shown to abut the property (shown in grey on Figure 8).

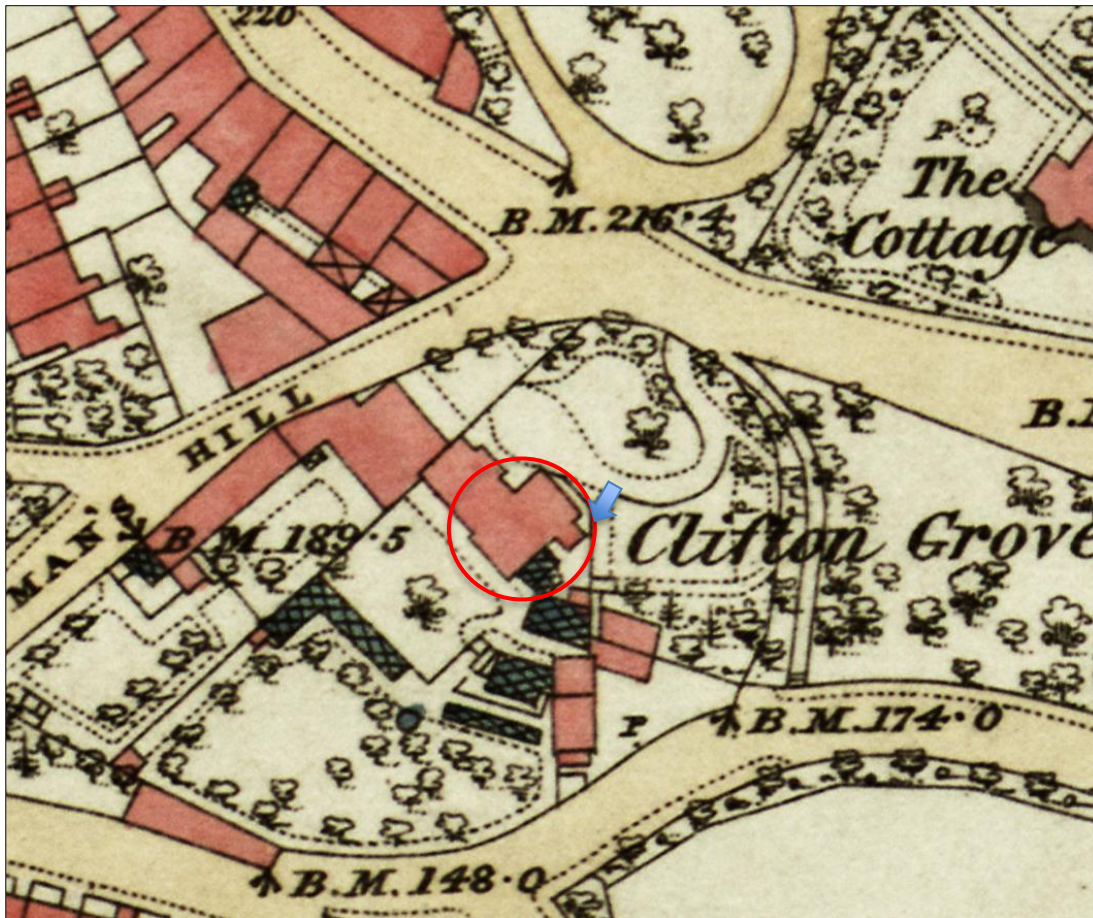


Figure 8 c. 1885 1st Edition Ordnance Survey Map © Know Your Place, Bristol (Project Site outlined in red, annex location indicated by the blue arrow)

2.10. The Second Edition Ordnance survey map 1918 depicts the same layout to the 1885 edition, along with ancillary buildings.

2.11. The small annex which was evident to the corner of the southeast elevation was removed between 1949 and 1953.

3. Methodology

Level 2 Building Recording

3.1. The programme of work was carried out by Heritage Planning Services Limited under their specific Site Code HPS-135/16.



- 3.2. All work was carried out in accordance with Historic England Guidance (Understanding Historic Buildings: A Guide to Good Recording Practice, 2006) and CIfA guidance (Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures, Revised 2014).
- 3.3. All historic materials revealed during the renovation were viewed, photographed and described.

Photography

- 3.4. Digital cameras were used to capture significant features. Digital images were captured in high resolution uncompressed Tiff format.
- 3.5. Flash photography was the preferred choice of image capture for internal shots.
- 3.6. Main area shots were captured by way of a tripod mounted camera, to avoid the effects of camera shake and to aid composition. This was supplemented by detailed photography of significant features.
- 3.7. All photograph points have been located in relation to existing plans and exact camera locations will be deposited with Bristol City Council in GIS format.
- 3.8. All photographs will be catalogued, indexed and stored in accordance with Bristol Museum & Art Gallery Conditions of Acceptance or Archaeological Archives.

Main areas of focus

- 3.9. In his desk based assessment, Leech documents the location of two properties on the site of The Grove and adjacent Emmaus House in the 17th century, in the ownership of the merchant James Hollidge (Leech: 12). The middle range of The Grove, being in existence by c. 1707, would appear to preserve the layout of this early development. Internal alterations raised the potential to provide an opportunity to identify materials belonging to the earlier structure within the fabric of the existing building.



3.10. Following this, the Grove appears to demonstrate two significant phases of development. Listed below.

- Northeast and southeast extensions dating to c. 1790 / 1800;
- Late 19th to early 20th century alterations to layout.

3.11. There is potential for internal alterations to afford an opportunity to further understand the development of the building, however the approved renovation of the early middle range mainly comprises the removal of the 19th– 20th century partitions and contemporary unsympathetic fixtures and fittings. Furthermore, very little work will be carried out against the internal northwest wall, which joins The Grove to the older Emmaus House.

3.12. The building recording focusses on documenting any historic materials that may be revealed following the removal of the afore mentioned partitions.

4. Reporting

4.1. Copies of the final report will be deposited with the local authority case officer (1 copy), the local library or museum, (2 copies), the Council's Historic Environment Record (1 copy preferably in high quality digital format), the National Archaeological Record of English Heritage, (1 copy).

5. Results

Introduction

The renovation of the property requires a minimum of demolition and this is restricted to 19th and 20th century partition walls, forming additional bedrooms and annexes throughout the building. A moderate amount of stud partition walling is being introduced on the Second, First and Basement levels to create en-suite bathrooms and storage. With regards to original fabrics which may be concealed, this is considered to be restricted mainly to the external works, which will comprise an extension to the southeast elevation and a porch to the southwest (Ground Floor level). This work has not yet been undertaken.



- 5.1. Due to the sympathetic nature of the works and the intention to preserve historic fixtures and fittings where they occur, only significant features have been included in the summary below. It is intended to add the external detail in a later report, in line with the works to develop the extension and the potential for the removal and replacement of the existing external render (application pending).
- 5.2. Recording commenced on the top floor (Second Floor) and therefore the results are detailed from Second Floor to Basement level.

Second Floor

- 5.3. Works to the Second Floor comprised the removal of modern partition walls and the construction of a single stud partition in the location of the original study/bedroom to create an en-suite, along with the sealing of a knocked through link door to the neighbouring property and the addition of a small flight of stairs.

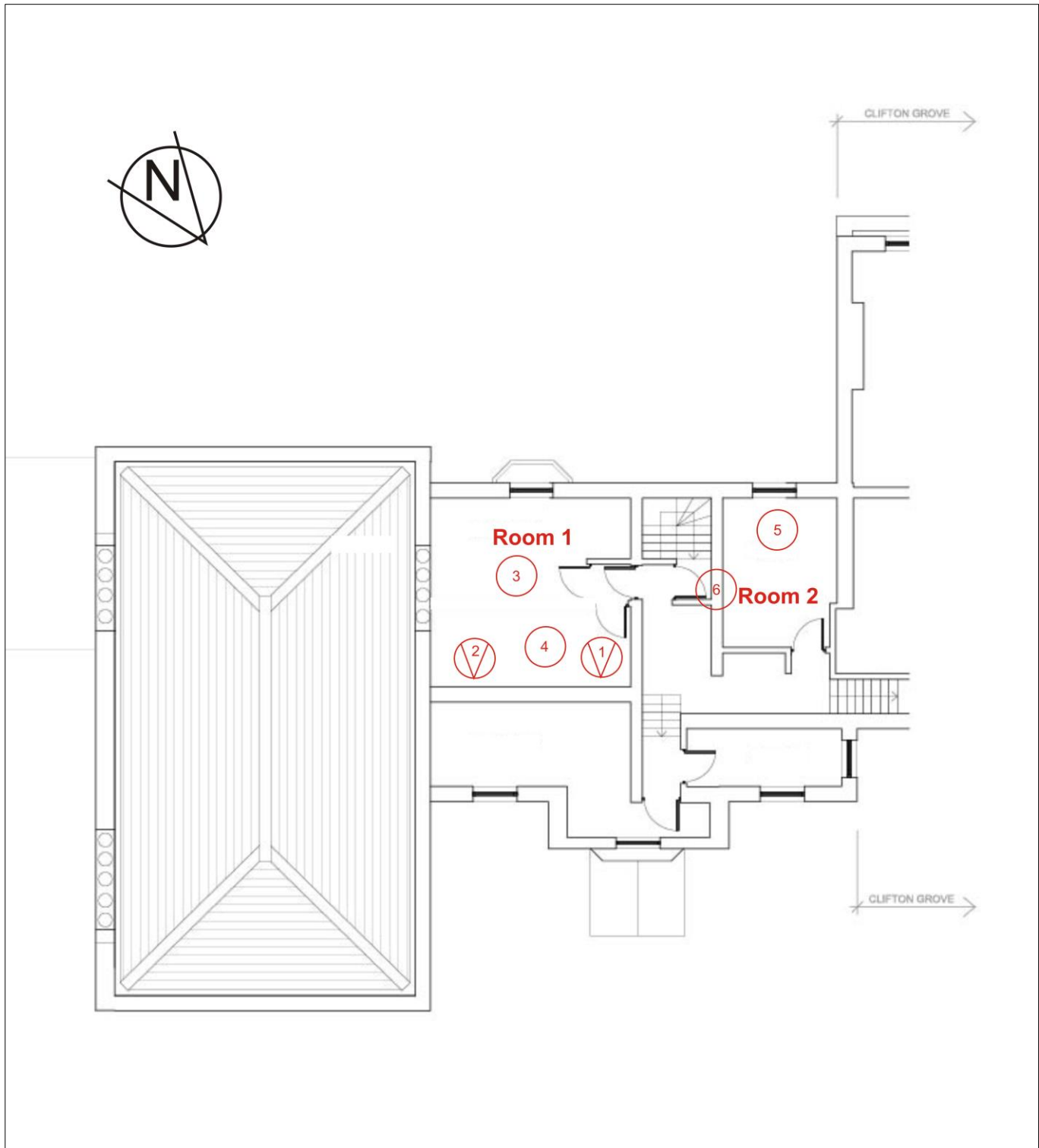


Figure 9 Photo location plan Second Floor (Base Plan © 105 West Architects Ltd)

Room 1

5.4. Room 1 is located in the southwest bay of the c. 1707 building and as such occupies one of the earliest parts of the property. Removal of modern materials revealed evidence of the bricked up window openings from the original northeast façade. The bricks appear to be early in date, which



would fit with the estimated date of renovations from Leech's report, which places the extension to the property in the late 18th century. At this time documentary and cartographic resources show that two southwest bays and a three storey porch were added, concealing the early building and internalising the openings. Random brick coursing is evident, along with a thin piece of timber bisecting the brickwork horizontally. The function of this is not known, but it may have been incorporated to allow a wall covering to be nailed in place, most likely on the other side of the wall which forms the rear of the internal partition belonging to the c. 1790 / 1800 extension. A row of square timbers which have the appearance of sawn off joists in brick joist pockets are evident below. These appear to be represent the terminals of the joists creating the elevated floor level to the extension, on the opposite side of the partition.



Photo 1 c. 1790 / 1800 Northwest bricked up window, northeast facing view (Scale 1 x 1m & 1 x 500mm).



Photo 2 c. 1790 / 1800 Southeast bricked up window, northeast facing view (Scale 1 x 1m & 1 x 500mm).

5.1. One of the early chamfered roof beams was revealed as a result of the work. The uneven finish suggests that this is likely to be contemporary with the early building and it would appear to be in situ. Evidence of the beam being bedded neatly into the wall, beneath a stable arch would appear to represent an original feature. Furthermore, the location of the beam which respects the location of the original windows lends further weight to this. The beam is no longer serving a purpose, but can be seen to have been incorporated into the renovation at the time that the modern roof was constructed. The corresponding joist pockets can be seen against the southeast wall, representing the gable end of the c. 1707 property.



Photo 3 Detail of early chamfered beam beneath modern roof.



Photo 4 Detail of arch with beam slot and beam.

Room 2

- 5.2. Room two preserves further evidence of the original roof structure with a similar chamfered beam spanning the room. Once again the original joist pockets are preserved against the northwest gable. Remnants of the original joists are preserved, resting where they lay when then were sawn off to make way for the new roof. The material was located on top of the partition wall, separating Room 2 from the stairwell. The timbers appear to be very roughly hewn and have clearly not been machine cut, again suggesting a date in the first half of the 18th century.



Photo 5 Detail of roof beam set into northeast wall



Photo 6 Detail of floor joist resting on the top of the partition wall



First Floor

5.1. Renovation of the First Floor will be limited to the demolition of modern partition walls in Rooms 9, 10, 12, 14 & 15. A modern doorway in Room 11, linking the property to neighbouring house is to be blocked and partition walls will be added to create an en-suite in one of the bedrooms.

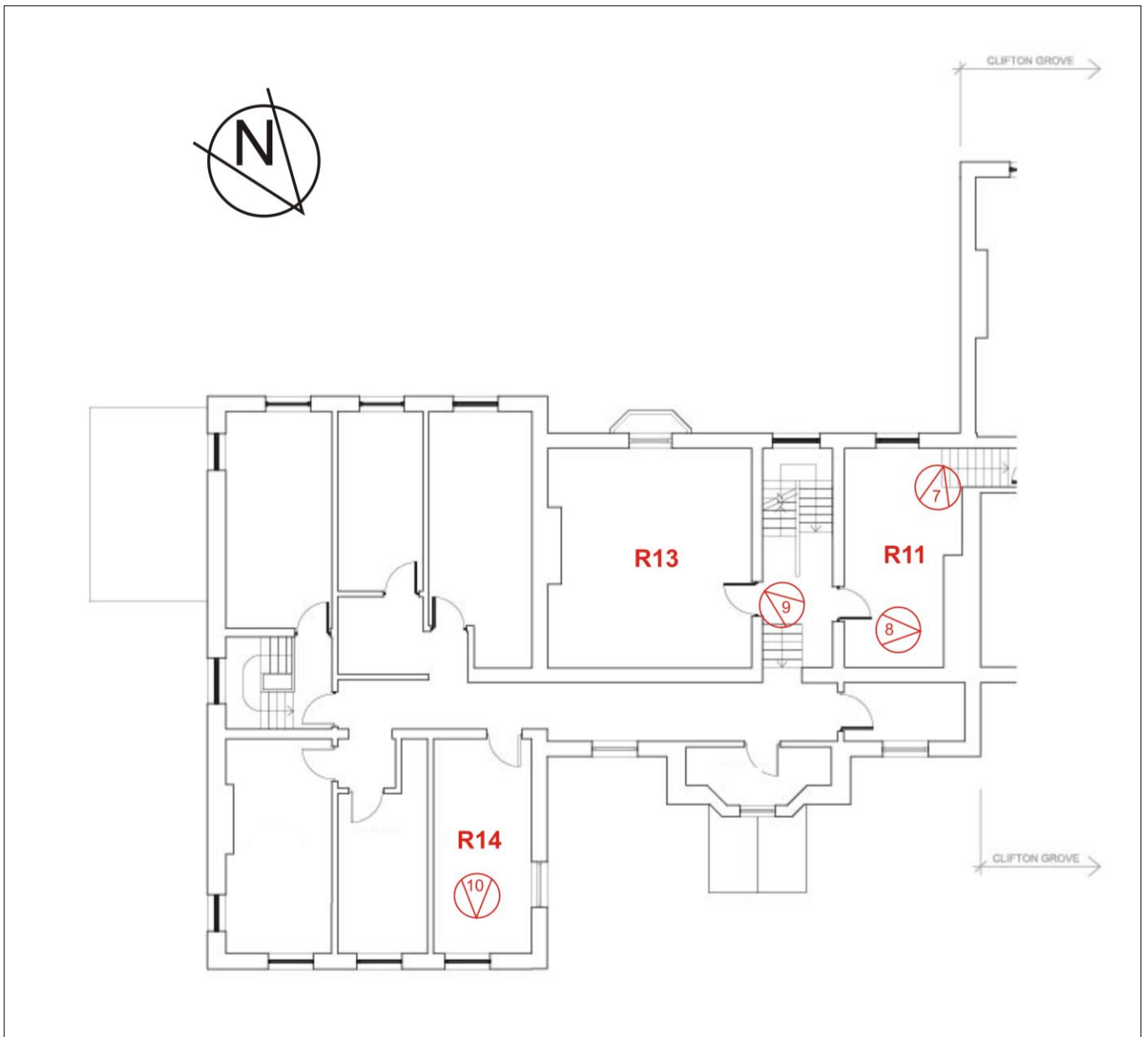


Figure 10 First Floor photo location plan (Base Plan © 105 West Architects Ltd)



Room 11

- 5.2. The doorway in Room 11 has been inserted into the original gable end of the c. 1707 property. However, an inspection of the removal of materials in the doorway unfortunately failed to reveal any significant historic fabric. Modern materials were seen to mask the majority of the wall in this area. Only a small area of original locally quarried Limestone Rubblestone was visible, where the stairs have been removed.



Photo 7 Southwest facing view of random Rubblestone fabric of 18th century property.

- 5.3. Decorative fireplace surrounds have been installed throughout the property during the Modern Period. An example was viewed in Room 11.



Photo 8 Modern fireplace surround, Room 11.

Room 13

- 5.4. Room 13 is located in the southeast bay of the c. 1707 building, with original window openings blocked up and converted to cupboard space. A deep doorway in the entrance to this room highlights the thickness of the original wall, and 19th century wood panelling creates a decorative surround.



Photo 9 SSW facing view of 19th century wooden panelling.

Room 14

- 5.5. Room 14 is located in the northeast bay of the c. 1790 /1800 extension. Rooms 14 and 15 were divided by a stud wall, which will be removed to open up the space. During the removal of fixtures below the windows, a small portion of the masonry belonging to the earlier structure was revealed. Limestone sills and random mortared Rubblestone coursing was evident.



Photo 10 Northeast facing view of c. 1790 / 1800 materials (Scales 1 x 1 & 1 x 300mm)

Ground Floor

5.1. Renovation of the Ground Floor will be limited to the establishment of a balcony to the southwest and the demolition of modern partition walls in Rooms 18 and 21, along with a small extension to the southeast.

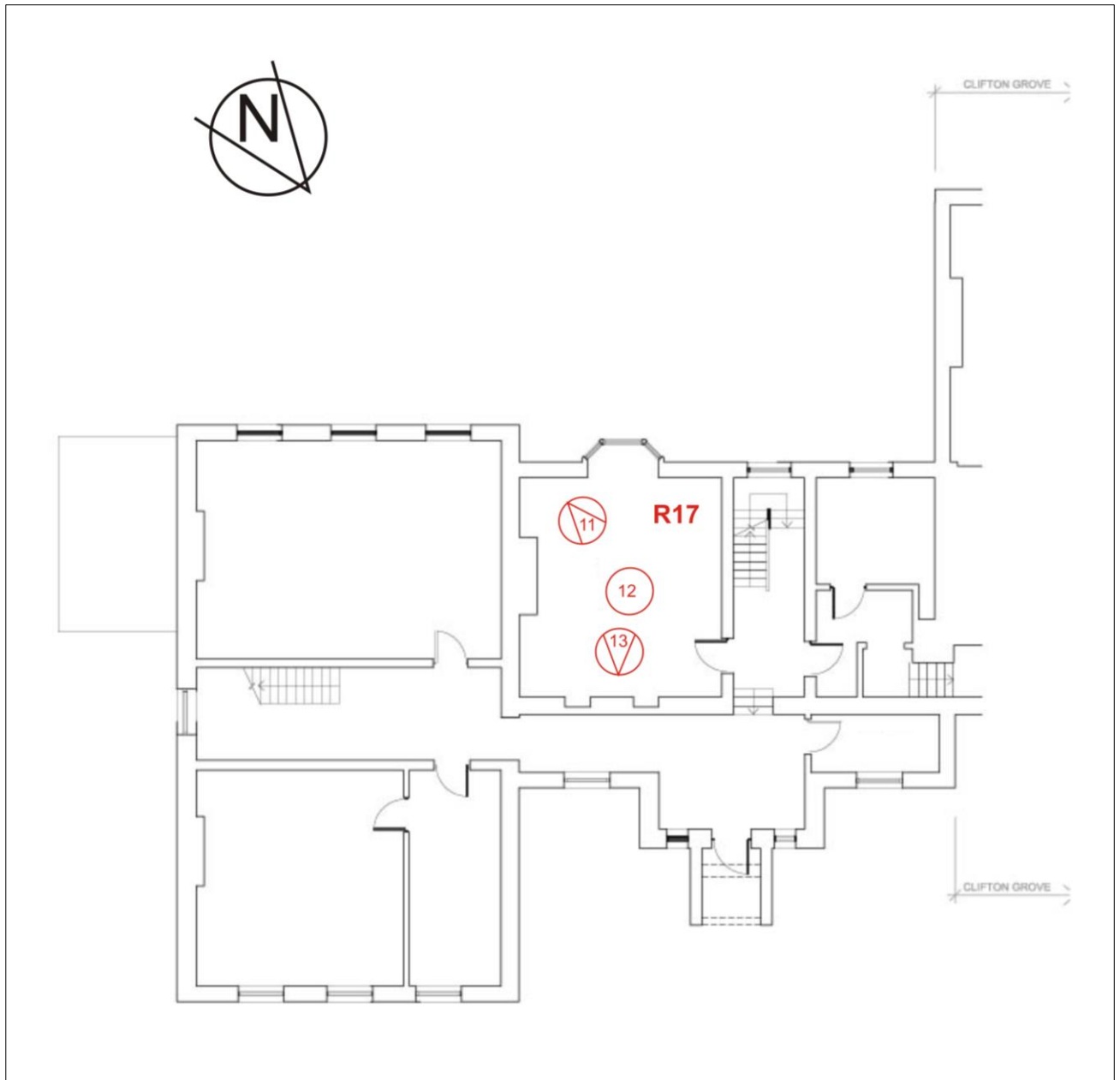


Figure 11 Ground Floor photo location plan (Base Plan © 105 West Architects Ltd)

Room 17

- 5.2. Much of the interior finish exhibits Modern Period renovation and as such very few original 18th – 19th century features remain throughout the house. For example, in Room 17 removal of the fireplace surround revealed newspaper packing dating 1987, indicating the date after which the interiors were revamped.
- 5.3. This room also revealed evidence of alterations to the cornice. An earlier cornice has been given greater depth with the addition of a wooden extension to the base. Whilst it is not known when this



work was carried out, it is notable that an 18th century cornice is often much narrower than a 19th century example. A closer inspection of the woodwork would suggest a late 19th – early 20th century renovation.



Photo 11 Detail of altered cornice with wooden baton addition to the base.

- 5.4. Only one Ceiling Rose is preserved and the feature exhibits a 19th century design. The detail in the centre of the feature is cracked, probably occurring when the light fitting was inserted. With this in mind the casting may date to the 19th – early 20th century.



Photo 12 Ceiling Rose



- 5.5. The original layout of the early 18th century building is evident in the northeast wall, with cupboards denoting the location of the original window openings.



Photo 13 Northeast facing view of position of 18th century window openings (Scales 1 x 1m)

Basement

- 5.6. Renovation of the Basement will comprise the development of an extension to the southeast and the demolition of partition walling belonging to an old boiler room. A concertina canteen style doorway to the kitchen area will be removed.

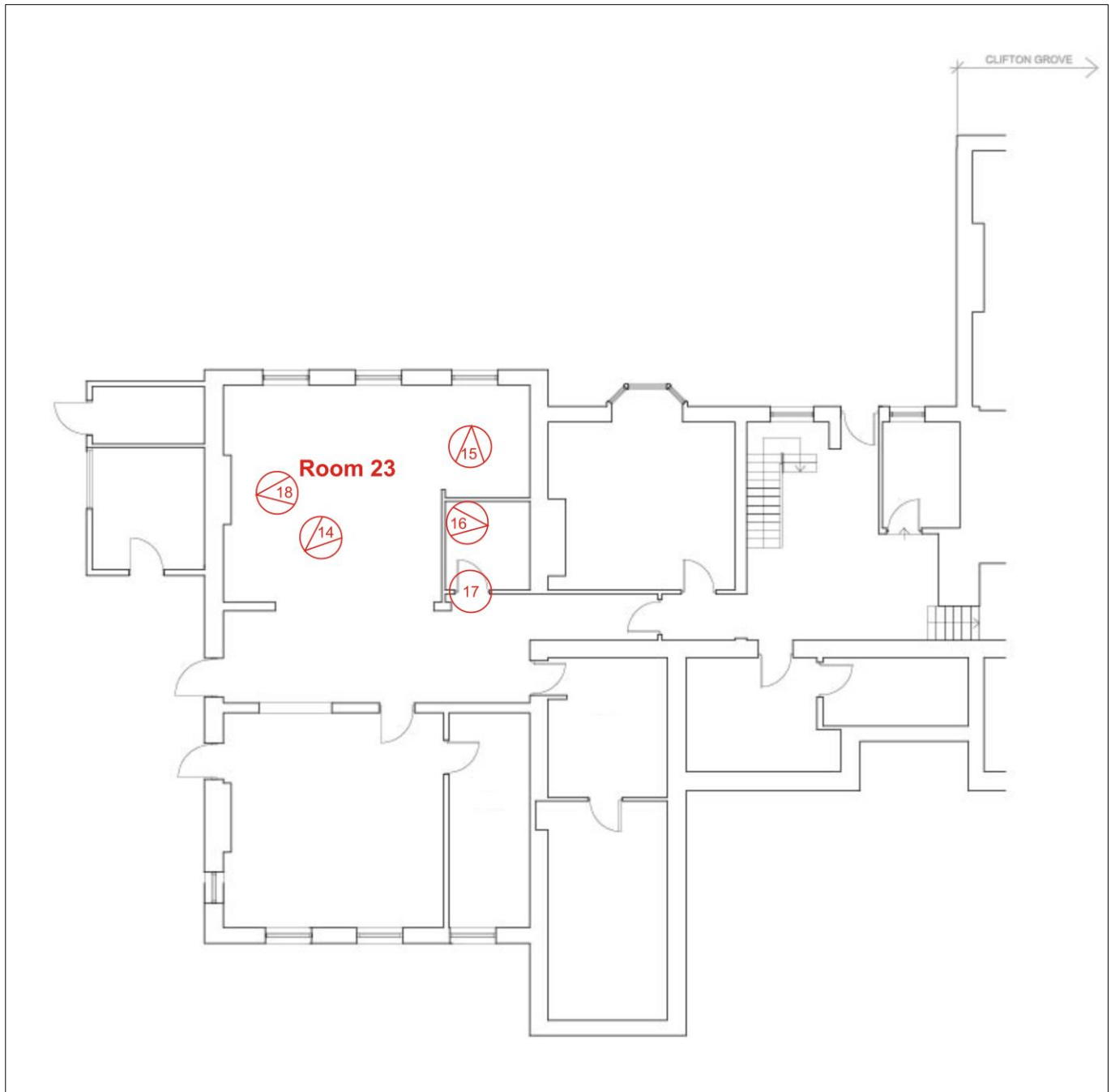


Figure 12 Basement photo location plan (Base Plan © 105 West Architects Ltd)

5.7. Very little historic fabric was revealed as a result of the soft strip. Fabrics recorded are detailed below.

Room 23



- 5.8. The floor joists above Room 23 had been removed, revealing the joist pockets set within a later partition wall. The timber appears to have been replaced in the 20th century. Although there was a restricted view of the brickwork, the materials would appear to represent a 19th century fabric.



Photo 14 East facing view of brickwork revealed following the removal of the floor joists.

- 5.9. A small portion of the original fabric of the c. 1790 / 1800 southwest elevation was revealed as a result of the removal of the ceiling. Floor joist pockets were identified, comprised of Rubblestone with dressed stone packing. The fabric would appear to comprise locally quarried material.



Photo 15 Southwest facing view of early 18th century Limestone rubble joist pockets.



5.10. Plasterwork removed from the northwest partition wall revealed a modern brick infill. This part of the property should be representative of the garble end of the early 18th century structure and there is no recorded evidence of an opening or recess. This area of infill is in the region of the recently demolished Boiler Room and is most likely the result of alterations in the Modern Period. As such no part of the original fabric was revealed.

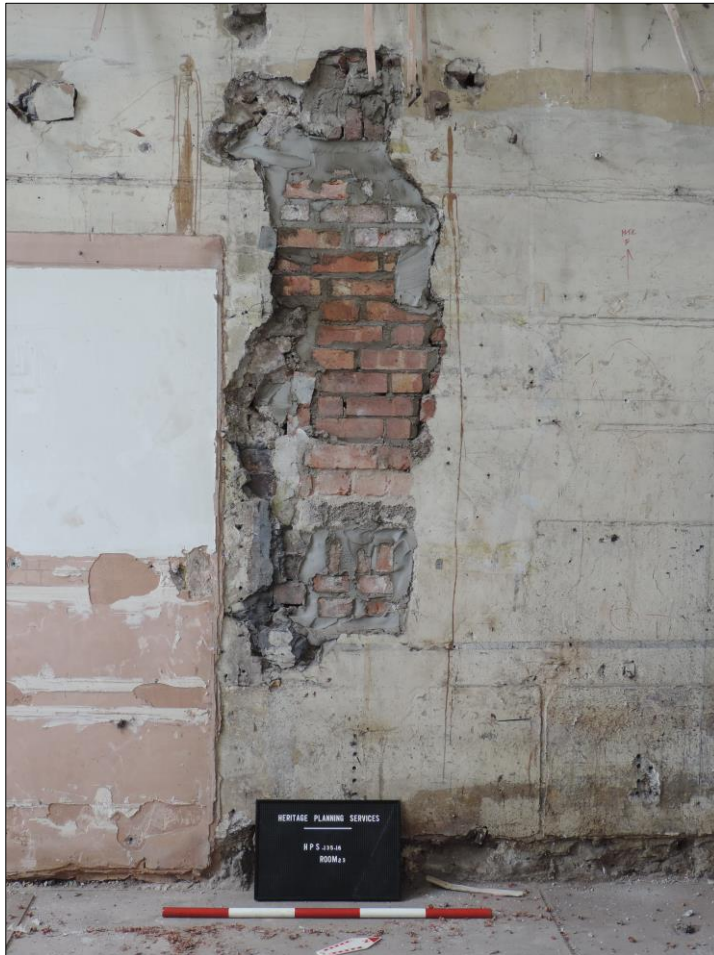


Photo 16 Northwest partition wall (Scale 1m)

5.11. A repurposed 18th century decorative beam was located during works to redesign the Boiler Room entrance. The image below shows the feature in place as a lintel.



Photo 17 Detail of repurposed 18th century decorative timber.

5.12. The only other feature noted in the basement is the 20th century fireplace surround at the southeast end of the Room 23.



Photo 18 Southeast view of fireplace (scales 2 x 1m)

Exterior

5.13. As mentioned in the introduction, no alterations had been made to the façade at the time of the survey. The current building and adjacent attached property have been finished in a modern sand and cement render, with painted finish, in an attempt to conceal differing building phases and materials and to give the appearance of a uniform build. The render was noted to have failed and cracked in a number of locations, which may result in water ingress and damage to the historic fabric of the building.



Photo 19 Northeast elevation of The Grove, with modern sand and cement render and paint finish.

6. Discussion

- 6.1. The current phase of work did not reveal any new significant evidence relating to the historic phasing of the Project Site, due to the low impact renovation.
 - 6.2. A small amount of historic fabric was revealed and where this occurred, materials appear to support the phasing of the site, as suggested by Leech (2015).
 - 6.3. Throughout the property, evidence on the Ground, First and Second Floors supports the notion that the early c. 1707 property is incorporated into the late 18th century layout. Cupboards in the location of the original window openings are evident and the revealed brickwork on the Second Floor would favour an 18th century date for the renovation.
 - 6.4. Evidence to support an early date for the main property was also suggested by the nature of roof beams preserved on the Second Floor. The timbers were clearly hewn by hand, suggesting an early 18th century date for the beams, which are still in their original position, with the corresponding arch
- Heritage Planning Services Ltd



identified in Room 1. This had been carefully preserved in situ during the modern replacement of the roof.

- 6.5. Evidence of the use of local Rubblestone was identified as a result of the removal of floor joists between Basement and Ground Floor levels. The material has been used on the interior of the walls, where unseen in order to mitigate costs. Quarries operating in the vicinity were active from the mid-18th century, which again supports Leech's date for the extension of the early dwelling.
- 6.6. Evidence suggests that the interior coverings may have been altered in the 19th- early 20th century, at which time coving appears to have been enhanced to create a deeper cornice, in keeping with the time. Ceiling Roses have been removed throughout the property, with the exception of one, which appears to be 19th century in style. This will be repaired and reinstated.
- 6.7. Original fire surrounds had previously been replaced throughout the property, with reclaimed and reproduction examples, during modern renovations. No original / period examples were noted at the time of the survey.
- 6.8. With regards to the phasing of the property, it would seem that the double bay extension (c. 1790 / 1800) was enlarged or partially rebuilt between c. 1840 and 1885, during which time the southwest elevation changed from being flush with the rear of the original building, to extending further into the grounds. Furthermore, the extension appears to have been constructed and in use as a separate dwelling until c. 1885, which may account for the major renovations in the 19th - 20th century alluded to by Leech (2015).

7. Conclusion

- 7.1. Although very little of the structural material was revealed, during the renovation, the results of the survey did add evidence of the phasing of the Project Site, which appears to correspond to documentary resources.
- 7.2. Further evidence may be identified during works to the exterior of the property, which will be recorded at a later date. This will include historic features revealed in the event that plans to remove and replace the modern render are approved.



8. Bibliography

Bristol City Council. 2011. *Bristol Development Framework: Core Strategy*. Bristol: Bristol City Council.

Bristol Museum & Art Gallery. 2012. *Bristol Museum & Art Gallery Conditions of Acceptance of Archaeological Archives*.

Chartered Institute for Archaeologists. 2014. *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*. Reading: ClfA.

Communities and Local Government. 2012. *National Planning Policy Framework*. London: Department of Communities and Local Government.

Historic England. 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage.

Leech, R. 2015. *Clifton Grove/The Grove, Clifton, Bristol: An Archaeological Desk Based Assessment*. Unpublished Report.