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Professional Archaeological Services

St Brendan's Sixth Form College, Broomhill Road, Bristol, BS4 5RQ

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Client: St Brendan's Sixth Form College

Project: Desk-Based Assessment and Heritage Impact Assessment



Applicant Name / Agent: St Brendan's Sixth Form College / Stokes Morgan Planning
Project Site: St Brendan's Sixth Form College, Broomhill Road, BS4 5RQ
NGR: ST 62910 70181
Document Type: Desk-Based Assessment & Historic Impact Assessment
Issue ID: v3
Date of Preparation: 29 November 2018
Local Planning Authority: Bristol City Council
Application Reference: -
HPS Site Code: HPS278/18
Oasis ID: heritage10-323534
OS Licence: 100048201

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1. Introduction

Background

- 1.1. In July 2018 Heritage Planning Services Ltd was commissioned by St Brendan's Sixth Form College (the client) to prepare an archaeological desk-based assessment (DBA) and Historic Impact Assessment (HIA) for land at St Brendan's Sixth Form College, Broomhill Road, Bristol, BS4 5RQ (hereafter referred to as the Project Site).
- 1.2. A 1km radius of the Project Site was established as the Study Area in order to contextualise the known and potential archaeological resource.
- 1.3. Permission is being sought for the regeneration of the existing sports field and open space to the south of the college to provide a new single storey sports building (265 sq m), Artificial Grassed Pitch doubling as a Rugby League Pitch and 11 a-side Football Pitch with floodlighting and 4.5m high fencing, and 4 all-weather Netball Courts / Tennis Courts with 2.8m fencing. The Artificial Grassed Pitch and Netball / Tennis courts would be floodlit with 12- 15m high lighting columns with 2.0 KW lamps. The proposed scheme will also provide 32 new parking bays and coach laybys to the west and a new exit will be formed to ease the flow of traffic through the site, which is an existing issue for the College.
- 1.4. The document has been compiled following a request from Stokes Morgan Planning (the Agent) for a Desk-Based Assessment and Historic Impact Assessment, due to the possible historic environment implications of the proposals.
- 1.5. This document has been compiled by Sam Driscoll, MA, MCIFA and is completed under HPS project reference HPS278/18.

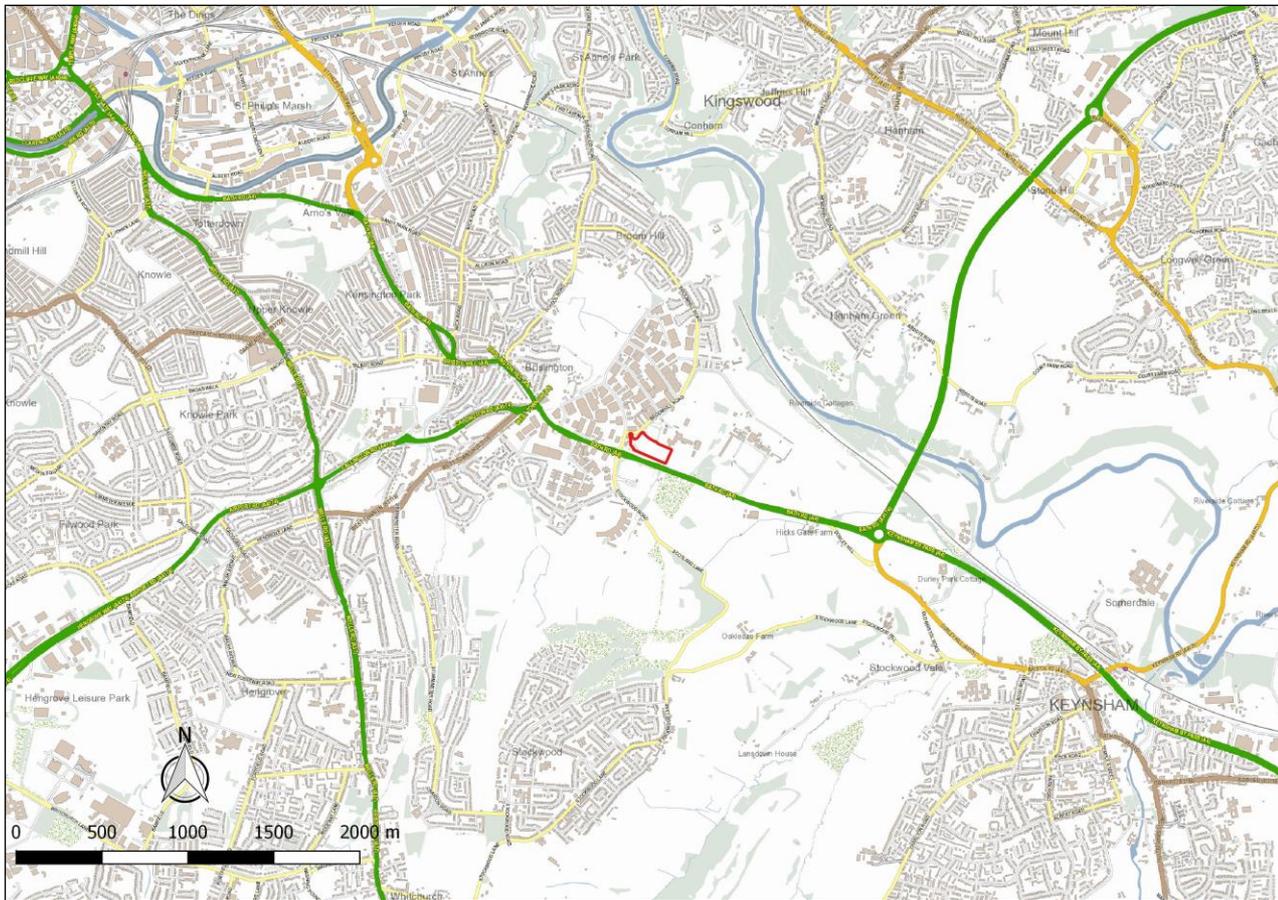


Figure 1. Location of the Project site in red.

The Project Site

1.6. The Project Site is located in Brislington, a southeast suburb of Bristol located approx. 5 km from the city centre. The area is defined by a mix of residential, retail and leisure facilities along with industrial activity. The boundary to the south is defined by the A4 (Bath Road) which is obscured from the site by a narrow belt of woodland. To the west a stone wall cuts the corner from Emery Road to Broomhill Road, lined by a narrow copse of mature trees and overgrowth. Entrance is gained via a turning off Broomhill Road to the northwest of the plot and the northern boundary is defined by the current tarmac access to the College carparks. The boundary to the east is defined by a high metal mesh fence separating the College site from the private access road to the Grade II listed Long Fox Manor, which is set within a park and garden which is also attributed Grade II* status.

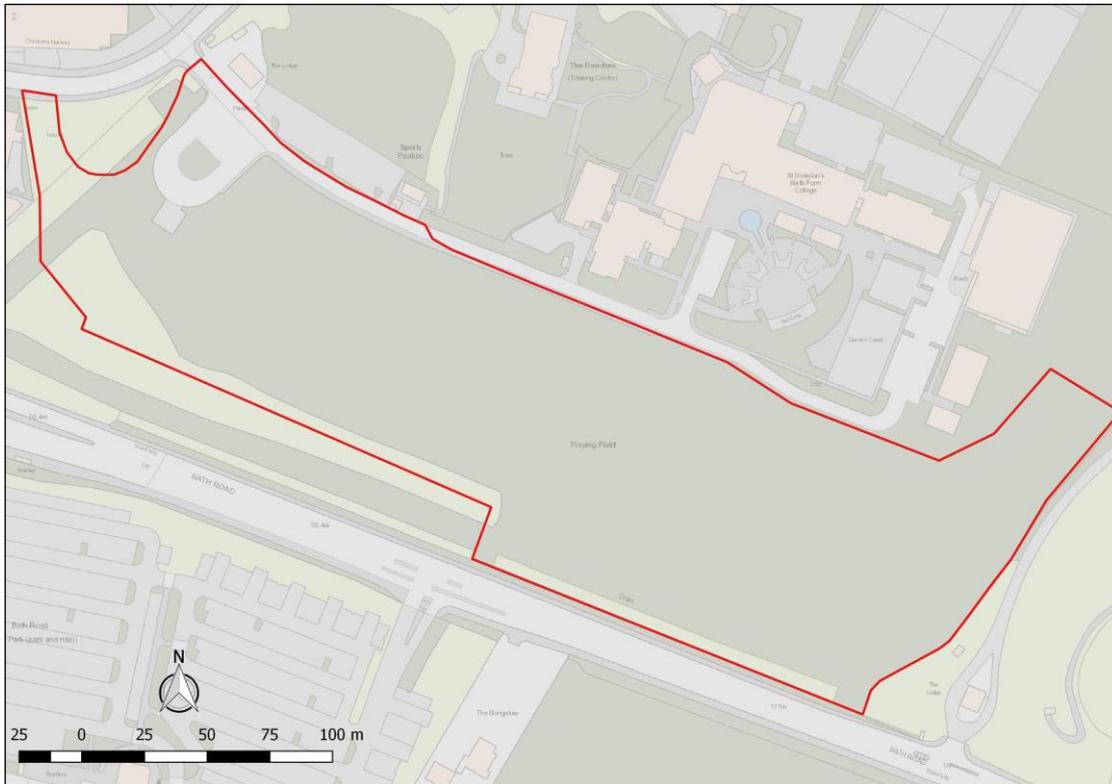


Figure 2: Detailed site location.

- 1.7. The Project Site lies within the Avon Valley Conservation Area. The conservation area primarily comprises land abutting the River Avon, stretching from Avonview Cemetery (St George) to Foxes Wood, at the County Boundary to the south. In 1987 the Conservation Area was extended to the southwest to include Brislington House and associated landscape.
- 1.8. Land belonging to St Brendan's Sixth Form College once formed part of the Registered Parks and Garden belonging to the historic Brislington House estate. Due to the dramatic change in the character of the Project Site, the land belonging to the College has recently been removed from the designation.



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.

2.2.2. Para 193: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

2.2.3. Para 196: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.3. Bristol Development Framework Core Strategy (Adopted June 2011)

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

- Scheduled ancient monuments;*
- Historic buildings both nationally and locally listed;*
- Historic parks and gardens both nationally and locally listed;*
- Conservation areas;*
- Archaeological remains.*



2.4. Site Allocations and Development Management Policies Local Plan (Adopted July 2014)

2.4.1. Policy DM31: Heritage Assets

General principles

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.
- *Listed Buildings:*
Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.
- *Conservation Areas:*
Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.
- *Registered Historic Parks and Gardens:*
Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.
- *Locally important heritage assets:*
Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

Understanding the asset



Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.

Conserving heritage assets

Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

- i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and*
- ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and*
- iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and*
- iv. Demonstrate how the local character of the area will be respected.*

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

- i. Instigate a programme of recording of that asset; and*
- ii. Ensure the publication of that record in an appropriate form.*

Aims

2.5. The aim of this study is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Identify the potential of the study area 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.



3. Methodology

- 3.1. This document has been prepared in accordance with the CIfA 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).
- 3.2. All work was carried out in line with the following standards and guidance-
- *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 184*. Communities and Local Government 2018.
- 3.3. 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.
- 3.4. The primary repositories for information consulted comprised:
- Bristol City Historic Environment Record;
 - National Heritage List for England (NHLE);
 - AMIE database/Pastscape;
 - Geological Maps;
 - Ordnance Survey maps of the site and its environs;
 - Historical maps and documents held in the Northamptonshire Archives;
 - Appropriate archaeological and historical journals and books;
 - Unpublished research reports and archives, including those held by relevant museums and local societies.



4. Baseline Survey: The Site Visit

4.1. A site visit was carried out on 3rd August 2018 in dry overcast conditions. Entrance was gained via Broomhill Road, which is marked by high stone walls with stone pillars and metal gates. The modern entrance was installed following an application in 1993 to replace the old entrance gate and stone pillars.



Photo 1 SE facing view of main gates from Broomhill Road.

4.2. The entrance leads to a tarmac driveway with levelled coach turning area to the right. The sports field and recreation area run the length of the driveway to the south. A small modern, single storey brick building with small garden, known as The Lodge, is located just to the southeast of the entrance gates. To the southeast of The Lodge and to the north of the driveway is a level student parking area. The driveway continues for around 100m bordered to the north by a narrow strip of grass, before reaching the main college complex and staff and visitor parking.



Photo 2 East facing view of The Lodge from the coach turning area.

- 4.3. The project site is bordered to the west and south by a wide band of trees which was set out and planted to mark the millennium. The wooded area is now established and shields the sports field from the sight and sound of the traffic on the Bath Road. A narrow belt of established woodland extends along the western and southern boundary in the location of the historic plantation that shielded Brislington House and estate from the Bath Road. A path has been cleared between the woodland belt and new plantation allowing access from the main entrance to a telecommunications mast located to the southwest corner of the site. The woodland path extends to a pair of metal gates located in the position of the historic entrance to the West Park.
- 4.4. A random rubble stone wall with upright capstones defines the western boundary of the site and continues for c. 70m along the southern boundary. The remainder of the boundary is defined by wire mesh fencing which extends to the boundary with Long Fox Manor. Further remnants of the stone wall survive in the location of the historic south entrance.



Photo 3 West facing view of arboreal border framing the project site to the west and south. Shot taken from staff / visitor carpark.

4.5. The Project Site comprises a levelled grassed area to the south of the main college complex. Temporary rugby and football pitches are typically marked out across the area. At the time of the site visit the area was seen to be uneven with widespread parch marks and cracking. The turf was seen to be lower than the level of the driveway, suggesting that drying out over the long warm Spring / Summer may have caused the ground to sink away from the tarmac.



Photo 4 Northeast facing view across the Project Site towards St Brendan's College.

4.6. To the east of the site lies the border marking the boundary between land belonging to the Grade II listed Long Fox Manor (former Brislington House) and St Brendan's College. This region of the site is defined by tall wire mesh fencing with a row of tall deciduous and evergreen trees marking the line on land belonging to Long Fox Manor. An unmapped drainage channel runs NNE-SSW, parallel to the boundary.



Photo 5 Southeast facing view of drainage channel marked with low fencing and tall tree border marking the boundary between Long Fox Manor and land belonging to St Brendan's Sixth Form College.

- 4.7. At the time of the site visit it was noted that there was no apparent inter-visibility between the Project Site and Long Fox Manor. However, as the tree canopy appears deciduous it is further noted that this is likely to be a seasonal observation, and that it is possible that during the Autumn and Winter there may be partial inter-visibility between the two.
- 4.8. No archaeological features or heritage assets were noted within the Project Site at the time of the site visit.

5. Baseline Survey: Archaeological and Historical

Introduction

- 5.1. This section provides a summary of the known heritage assets within the Study Area and is primarily derived from the Bristol Historic Environment Record.



Statutory/Designated Assets

5.2. There are no designated assets within the Project Site, but there are four Grade II listed buildings within the Study Area (see appendix 1).

Events

5.3. There are no intrusive archaeological events within the Project Site directly, but there are a number in the immediate area, including some in the grounds of St Brendan's College.

5.4. The most notable discovery was that of a hoard of Roman coins dating to the 3rd and 4th centuries AD (BCCHER 11407) that were found in a metal container in the grounds of Brislington House, c.270m ENE of the Project Site. The discovery was made in the 19th century and the exact location and stratigraphy was not recorded. Nevertheless, there is no reason to dispute their provenance or the wider potential for Roman activity in the area, particularly in light of the Roman villa at Bath Road (outside the Study Area).

5.5. The remains of buildings were found through two separate watching briefs at Brislington House (BCCHER 22516), c170m East of the Project Site. Walls and flagstones were found and at least part of these were considered to comprise the remains of a back filled 19th century cellar.

5.6. The majority of the remaining archaeological activities in the Study Area were either negative or revealed late post-medieval or modern material not considered to be significant (i.e. culverts BCCHER 24553).

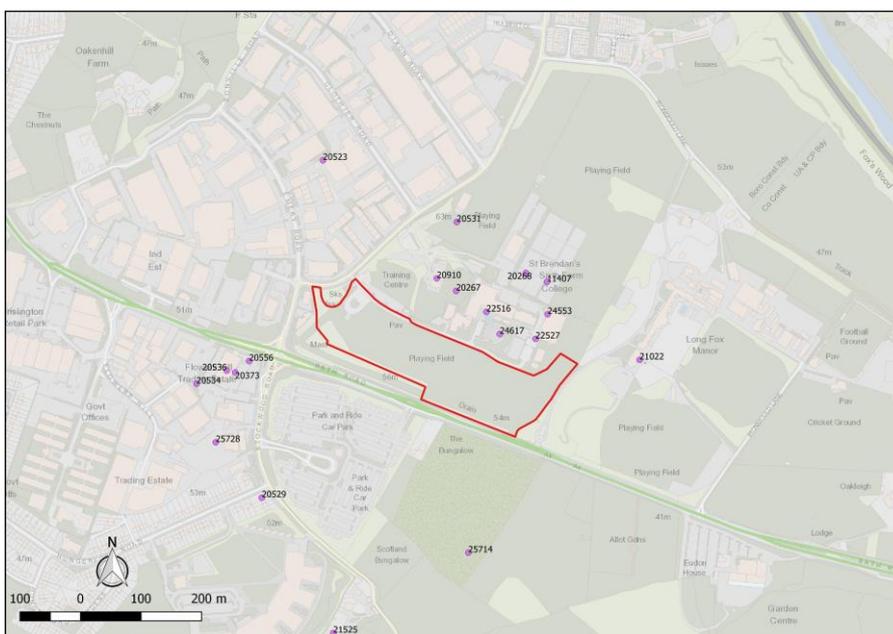


Figure 4: Archaeological events in the Study Area.



presence of more substantive Saxon or Medieval archaeology cannot be ruled out, there is no indication that it would exist on the Project Site.

5.10. No evidence for Medieval activity has been forthcoming from any of the watching briefs or evaluations that have occurred at St Brendan's College or within the grounds of the former asylum.

5.11. Furthermore, the Project Site would have fallen within Brislington Common prior to its enclosure in the latter part of the 18th century. Although not unheard of, settlement or other types of occupation that would be considered archaeologically significant are unlikely to have occurred on common land. As such, Medieval activity is likely to have been related to agriculture (pasture or arable), possibly woodland or meadowland.

Post-Medieval

5.12. The most notable Post-Medieval heritage asset in the Study Area is Long Fox Manor (BCCHER 1821M), also called Brislington House.

5.13. It was built by Dr Edward Long Fox, a pioneer in the 'moral' treatment of patients with mental illness. Moral treatment was a radical change from the previous treatments involving antiphlogistic remedies and physical coercion, to one that took a humane approach. It espoused treatment through physical activities such as exercise, a sense of contribution and purpose (notably the provision of employment in agriculture and other industries for the lower classes), the open air, gentle and aesthetic surroundings that were free from danger, pastimes such as walking and games and ultimately cultivating moral strength and rationality.

5.14. The original layout comprised 18 outer bays made up of six separate houses, all with fireproof design. The houses were complete by c. 1804. The estate was significantly remodelled in the 1850 when the junctions between the bays were added to create a mansion (Gomme et al 280).

5.15. Prior to Brislington House, Fox ran an asylum at Downend in South Gloucestershire, where he tried to put these concepts into practice. The Downend asylum was a pre-existing structure that he adapted to meet his methods, but due to size constraints and, notably, the need for social segregation, separating the wealthy elite from the lower classes, it was a clear that a new, purpose-built asylum was needed.

5.16. Fox purchased the recently enclosed Brislington Common in 1799 and Brislington House was built in 1804 (BCCHER 1821M). It was one of the earliest examples of a purpose-built insane asylum in the country. At the time it was unique, consisting of seven distinct buildings laid out on a



symmetrical pattern, enabling a clear classification of patients (Smith 2008). The central house was physically separated into two divisions, one for males and one for females, each with its own staircase. On each side there were three more houses, all single sex and identical to those on the other side. The second houses along were smaller than the others, and were intended for those patients who had bodily as well as mental ailments and required 'different accommodation as to quietness and regimen', or 'exclusive treatment to prevent contagion'. The other houses were distinguished according to the social rank of the residents, and were each separated by a distance of eighteen feet. The centre house accommodated the highest class of patients as well as Fox and his family (Smith 2008).



Figure 6 Brislington House, print of building as it was first built c. 1804. (Fox, A. Quarterly News)



Figure 7 Artist's impression of Brislington House Entrance c. 1836 (Fox, 1836)

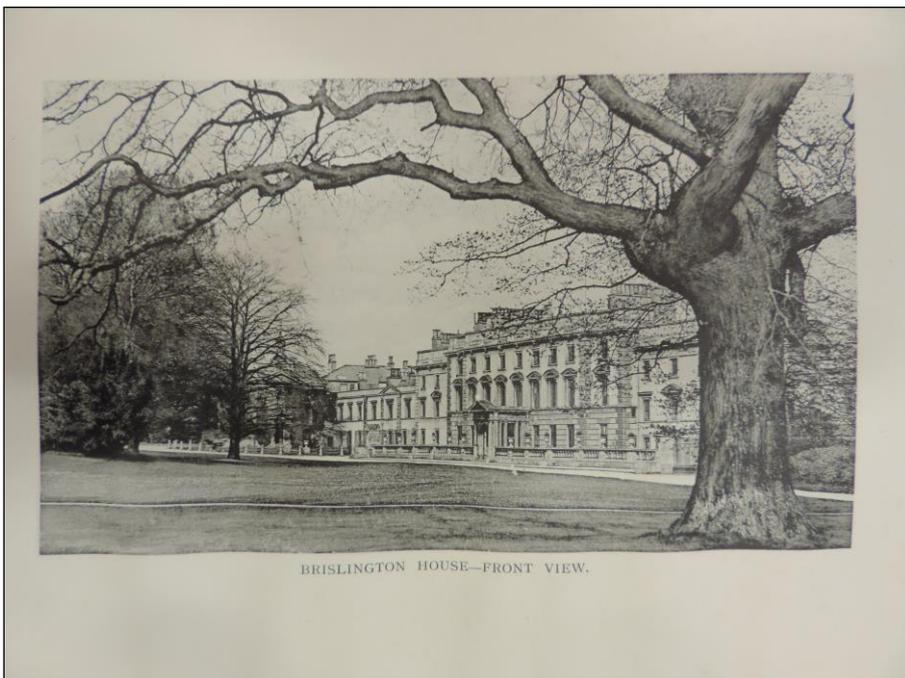


Figure 8 Brislington House with Front Elevation showing 1850's redesign. Date of photo unknown.

5.17. The grounds of Brislington House covered some 200 acres and were designed to be an integral part of Fox's treatment regime. Individual houses for members of the Fox family and wealthy patients were constructed on the estate, notably the Beeches c.100m north of the Project Site established in 1835 for Charles Fox, and the Swiss Cottage (BCCHER 2904M) c.515m northeast of



the Project Site, although there is no documentary or cartographic evidence to suggest that similar buildings were constructed on the Project Site. Land to the south of the Beeches is recorded in the 1840s tithe apportionment as a Pleasure Ground, however the garden is located to the north of the Project Site boundary and does not appear to have historically encroached on land now belonging to St Brendan's Sixth Form College.

6. Historic Development of the Project Site

- 6.1. There is no record of Brislington in Domesday, but it is recorded as being within the Hundred of Keynsham by the 12th century and was owned by the Abbey of Keynsham.
- 6.2. Brislington Common (also called Busselton Common) was enclosed in 1780. Common land, shared by "commoners" for rights such as pasture, arable farming, woodland resources and meadowland, was broadly enclosed during the 18th and 19th centuries, sometimes through acts of parliament.
- 6.3. The Project Site would have existed within Brislington Common and would therefore have served one of the above purposes for much of its existence. However, the land also appears to have been exploited for coal mining (Erskine 1997).
- 6.4. Dr E. L. Fox purchased the enclosed common in 1799 and set about adapting the landscape to fulfil his practice of moral treatment of the mentally ill. This involved the creation of a system of walks through the estate, parkland and agricultural land. The asylum grounds also incorporated aesthetic gardens and games areas. The wider landscape was used for therapeutic purposes with the poorer patients put to work on the land, while the wealthier patients took in views from the network of paths.
- 6.5. In 1804 Fox moved to Brislington and started to establish the site, which originally consisted of six stone houses with internal iron supports, designed to be fireproof. Fox retired in 1829 and the management of the asylum passed to two of his sons Dr Francis Fox and Dr Charles Fox who subsequently inherited the site on following their father's death in 1835. In 1850 the site was enlarged, with the original houses joined and remodelled in the Italian Renaissance style (Pevsner, 456).



6.6. The 1840s tithe apportionment refers to the site simply as “field” and notes that the Project Site was under pasture at this time. Documentary evidence tells us that the site was or came to be known as West Park. To the west of the site a woodland belt led from the Beeches along the western border to the south. This is the location of the historic woodland walk, noted to be one of the first therapeutic walks established within the estate. At its inception it was intended for the use of Charles Fox and family, for whom the house was built. The walk was indicative of paths that were laid out around the estate for the use of wealthier patients (Rutherford 2006, 17). The map shows an entrance to the field, bisecting the tree belt to the West, which is roughly in the location of the main entrance to St Brendan’s College today.

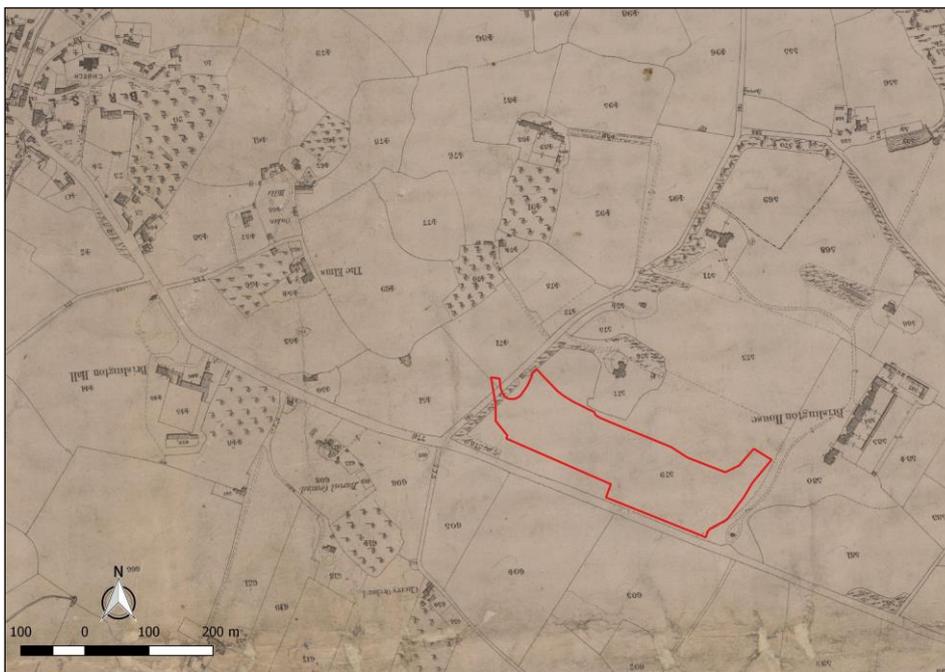


Figure 9 Tithe Map Brislington 1840's (Source Know Your Place Bristol) Project Site outlined in red.

6.7. By the publication of the 1st edition OS (c. 1888) there is evidence of a tree lined avenue leading from the park entrance to the west corner of the Beeches garden.



Figure 10 1st Edition Ordnance Survey Map 1844 – 1888 (Source Know Your Place Bristol) Project Site outlined in red.

6.8. The woodland walk was later extended along the southern boundary, with access from the driveway to Long Fox Manor. A plan of the site dated 1902 clearly shows the intended layout, however the 2nd Edition Ordnance Survey map (1894 – 1903) doesn't include the southern woodland belt. By the publication of the 3rd edition Ordnance Survey the southern woodland walk and eastern path are clearly plotted (1910's).

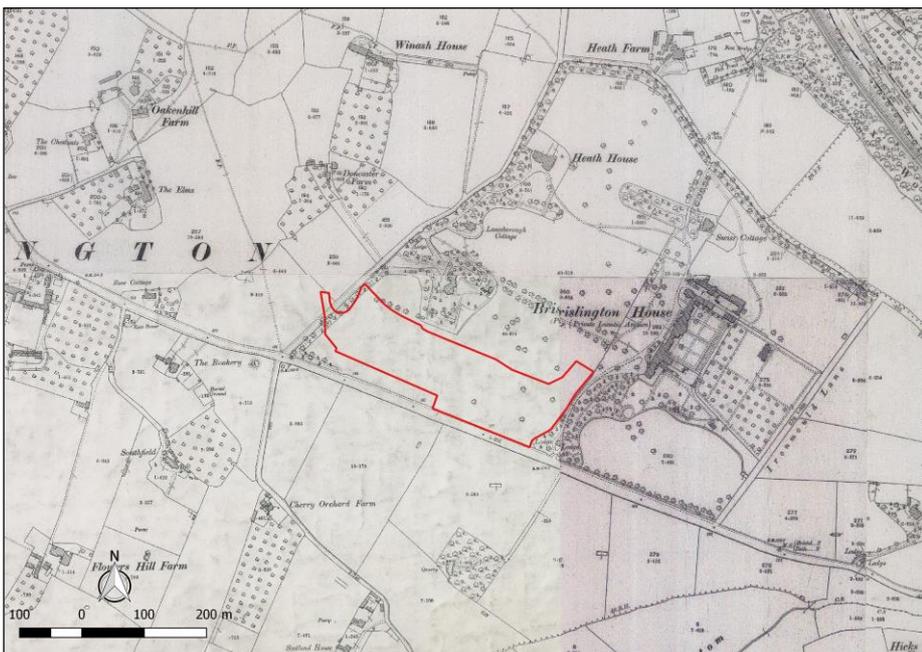


Figure 11 2nd Edition Ordnance Survey Map 1894-1903 (Source Know Your Place) Project Site outlined in red.



founders purchased The Beeches and part of the grounds of Brislington House (the current Project Site), finally relocating in the 1960s. By the 1970s the school became a coeducational sixth form college. The college was redesigned in 2009.

7. Statement of Significance – Long Fox Manor and Curtilage

7.1. St Brendan's Sixth Form College lies adjacent to the boundary of Long Fox Manor, where four listed heritage assets are sited within a 500m radius of the proposed development area as well as a non-designated heritage asset. Therefore, the potential impact of the proposals on the setting of the historic landscape has been assessed. The heritage assets that are considered here are the Grade II listed Lodge (built 1804, also known as the Wheel House), Brislington House and Attached Chapel (built 1804), Carysfort Cottage (built c. 1819 for a Peer of that name, also known as the Swiss Cottage by 1827), the Garden Alcove (built c. 1820) (Hickman, 50) and the Beeches (built between 1825 – 1835 originally for Dr C Fox).



Figure 14 Carysfort Cottage, also known as the Swiss Cottage, date unknown (Source Bristol Record Office Ref 39624)



- 7.2. The former Brislington Estate included the main asylum building, along with private residences for wealthier patients, of which Carysfort Cottage is an example. Formal gardens that surrounded the property were an integral part of the programme of treatment offering peace and tranquillity and a chance for recreational activity to the patients. In addition, the wider landscape was adapted to facilitate therapy through physical activity. As such significant to the value of the estate is the preservation of evidence of this innovative approach to mental health as defined by the heritage assets. Similarly, the estate can be seen to have significant historic value in the way that the form and function of the current Long Fox Manor and associated assets can be linked to past activities by way of extensive documentary records.
- 7.3. Aesthetic value was a central principle in the design of the estate and buildings, that was planned to appeal to the senses of patients, staff and patrons alike. Whilst at the same time the internal design comprised a functional space which took into account the welfare of the patients. The picturesque nature of the cottages and functional buildings such as the lodge would suggest that they were intended to form part of the ascetic of the landscape, providing interest during walks around the grounds (Hickman 2005, 52).
- 7.4. Whilst the grounds were clearly designed to have a functional purpose to allow patients to engage in recreation, exercise and work, they were also part of the therapeutic treatment programme, designed to stimulate an emotional response. This would have been in keeping with a theory that increased in popularity during the 18th century viewing 'madness' not as a physical illness, but as an emotional disorder caused by the mis-association of ideas (Hickman 2005, 58).
- 7.5. The early recreational area known as the airing courts were located to the rear, southeast of the main asylum building. As a view of the landscape was considered essential to the mental wellbeing of the patients, plans suggest that mounds were introduced to allow patients to view the scenery beyond the boundary walls (Hickman 2005, 48). Additional elements included a grotto, cliff top walk, summerhouse and garden alcove, extending away from the Project Site, to the north and south.
- 7.6. Planned walks extended further, taking in elements of the agricultural land and parkland, including the area of the West Park. The area of pasture linking Brislington House to The Beeches comprised an extension of the picturesque ornamental landscape which included a woodland belt and path extending from The Beeches private residence along the western boundary of the site. In the early 20th century this was extended to the south, allowing for walks from the grounds of Brislington House through the West Park. Rutherford described this woodland belt as a key feature of the estate (2006, 2).



- 7.7. Attention to the ascetics of every aspect was important to the estate, as was illustrated by the design of the Lodge (Wheel House). This functional building is sited at the main entrance and may have housed the mechanism to open the gates, however this did not influence the design of the building, which was afforded the same ascetic value as Carysfort and other cottages on the estate. From the Lodge, the driveway curves its way along a field boundary which now represents the western boundary with St Brendan's playing fields. A wooded area was planted on the southeast facing slope (which remains today), however according to the Tithe and 1st edition Ordnance Survey maps, the view towards the Project Site (looking west from the drive) was unhindered by plantation in the 1840s and remained so into the 1940s. Similarly, the view from the main asylum building and entrance courtyard appears to have been afforded open views, interrupted by occasional planting, illustrating the potential significance of the vista from Brislington House to the West Park.
- 7.8. The cartographic evidence suggests that the vista between the estate and the Project Site was significant during the use of the site as an asylum. Rutherford describes how the open space formed a device to facilitate planned views across the landscape, allowing an appreciation of the extent of the landscape and its features from various vantage points (2006, 26).
- 7.9. The airing grounds and later landscaped recreational areas were located to the east, with mounded earth apparently utilised to afford views in this direction, whilst the clifftop walk headed north, and the garden alcove was situated on sloping ground at the base of a plantation to the southeast.



Figure 15 The Lodge Engraving 1836.

Conservation Area

7.10. The Project Site is located within the southern extension of the Avon Valley Conservation Area. This area is defined by land adjacent to the River Avon and was designated for the secluded nature of the landscape within an urban environment, and for the preservation of elements of Bristol's 18th century settlement pattern (Bristol City Council, 85). The boundary was extended in 1987 to include Brislington House and associated landscape, including land now belonging to St Brendan's Sixth Form College. Although the site preserves buildings, landscaping and boundaries set out in the early 19th century, Brislington House and landscaping were the result of changing attitudes towards mental health that were founded in the preceding century. The preservation of the buildings and grounds are an important extension of the secluded rural landscape which is bordered by an industrialised suburb the city.

7.11. The Project Site has been included within the boundary of the Conservation Area by virtue of its location within the Curtilage of the Grade II listed Brislington House and grounds, and for the contribution that the woodland belt and green space make to the setting of the Conservation Area.



The most significant contribution is considered to be the preservation of the boundary of the estate lands belonging to the former Brislington House and pasture to the west. The secluded nature of the site provided by the woodland belt also acts as an important buffer between the Project Site and the A4 (Bath Road).

8. Heritage Impact Assessment

- 8.1. Three main areas were considered when assessing the level of impact that the proposals may have on the heritage assets. Firstly, plans to form a separate exit to the site. This will require that a portion of the tree belt and stone wall be removed along the Broomhill Road boundary. This loss will alter the character of the west boundary that has been defined by the woodland belt from the early 19th century, formed part of the original landscaping of the West Park and was the location of one of the first therapeutic walks. Damage to the setting of the site of the woodland walk was one of the objections raised by Rutherford to the siting of a new sports hall in a similar location in 2006 (Rutherford, 3). Whilst harm will be caused to a portion of the woodland belt, altering the setting, a large portion of the woodland will be preserved around the remainder of the west and south boundary, potentially allowing for the reinstatement of the woodland walk. This area of the site accounts for a small percentage of the historic landscape and does not contain any designated or non-designated heritage assets, although further inspection of the stone wall will likely conclude that portions of it are contemporary with Brislington House Estate. Furthermore, the recent removal of the site from Historic England's Parks and Gardens Register indicates that the significance of the site has been eroded by modern landscaping and development.
- 8.2. Secondly the development of the new sports building within the historic West Park. Development in this area will alter the setting of West Park, the character of which is defined by its large open green space shielded from the neighbouring development by the woodland belt. The resultant impact will cause the erosion of former parkland and alter views across the site from Broomhill Road (which will be commented on further in the next section). However, the tree belt will shield the development from view of the Bath Road. Similarly, the mature tree canopy along the eastern boundary is believed to reduce inter-visibility with Long Fox Manor and associated heritage assets. Although harm may be caused to the historic view from the former driveway to Brislington House, this is already compromised by the deciduous trees that line the modern drive. Furthermore, it is considered that line of sight from Long Fox Manor towards the Project Site has already been eroded by St Brendan's Sixth Form College buildings. Although there may be some inter-visibility between the easterly sports pitch and the apartments located to the south of Long Fox Manor (former Brislington House), the visual effect is considered to be minor adverse, reducing to



negligible as the tree canopy matures in the Spring and Summer. Harm may also be caused to views from The Beeches and grounds in the Autumn and Winter due to the loss of tree canopy. However, views of the Project Site will be concealed from the south and west by the established woodland belt which will help to preserve the parkland setting. Therefore, the impact on setting will be minimal when viewed externally.

- 8.3. Thirdly the impact that the 12-15m lighting columns and light emissions may have on the aesthetic value of the site. A Landscape and Visual Impact Assessment has been prepared which further details the potential impact of the proposed new lighting columns. This report concludes that the floodlighting will have a negligible effect on the surrounding landscape character (Lieber 2018, 26). In terms of the effect on the heritage assets, it was concluded that the lighting may be visible from some of the apartments located near the edge of Long Fox Manor (former Brislington House). The visual effect was considered to be minor adverse, reducing to negligible as the existing tree canopy matures (Lieber, 27).

Conservation Area

- 8.4. With regards to the Conservation Area, it is considered that the recontouring of the playing fields will have a neutral impact on setting. The addition of lighting columns, the new sports building and parking bays will reduce the area of green space within the boundary of the conservation area and will therefore have an impact on the informal parkland nature of the site, which is currently preserved. The most significant impact will be caused by the opening of the new Broomhill Road exit which will cut through the woodland triangle outside the campus, terminated at the line of the existing woodland belt. Historically the view into the parkland from the west was not significant. In fact, the woodland belt was planted in order to shield the site from view from the west. Therefore, the opening up of a wider view of the historic parkland will increase the impact to the secluded historic setting, which has already been compromised by the siting of the existing entrance.
- 8.5. Having considered the issues above it clear that the proposal will cause harm to the setting of the historic West Park, most significantly to the woodland belt which was the setting of the historic therapeutic walk and central to the innovative care provided by Brislington Estate. However, this accounts for a small portion of the overall estate. It has also been assessed that minimal harm will be caused to the setting and significance of heritage assets within the Study Area. Therefore, it is concluded that the overall impact of the proposals will cause less than substantial harm when weighed against the public benefit.



9. Conclusion

Archaeology

- 9.1. This report has demonstrated that whilst the Project Site lies within an area of archaeological potential, the probability of archaeology surviving within the development boundary is considered low.
- 9.2. Archaeological investigations to the northeast of the site, carried out in conjunction with the redevelopment of the college returned negative results. It is understood that the redevelopment of the sports pitches will incorporate the raising of the ground level to the east of the Project Site and that the majority of intrusive groundwork associated with the construction of the new sports hall and landscaping for parking and access will be located to the west of the site. Therefore, the potential to encounter previously unrecorded archaeology relating to the heritage assets is again considered low.
- 9.3. In the event that any further archaeological investigation is required, this may be secured through appropriately worded conditions of planning.

Setting and Significance

- 9.4. In 2006 plans to develop a new sports hall to the west of the site were rejected in a report commissioned by St Brendan's Sixth Form College (Rutherford 2006). The concerns focussed around damage to the fabric and character of the historic estate and views. It has been the intention of this report to reconsider the level of harm in terms of the new proposal in view of the removal of the Project Site from the register of historic parks and gardens.
- 9.5. With regards to impact on the setting and significance of the Project Site, it is concluded that the proposals will cause less than substantial harm. When weighed against the public benefit of providing improved sports pitch provision for the college and local community, it is considered that the proposals should be acceptable in heritage terms.



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Know Your Place Bristol

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Appendix 1: Listed Buildings

ListEntry No	Name	Grade	ListDate	AmendDate
1202315	SWISS COTTAGE	II	30-12-94	
1203910	BRISLINGTON HOUSE AND ATTACHED CHAPEL	II	21-03-84	30-12-94
1281465	LODGE COTTAGE TO BRISLINGTON HOUSE	II	04-03-77	
1389633	ORNAMENTAL GARDEN ALCOVE AT LONG FOX MANOR	II	10-01-02	31-05-02

Appendix 2: Event Gazetteer

BCC HER No	EV Type	Date of EV	Description
11407	SFU	?	Twenty-three Roman coins dating to the 3rd and 4th century AD were found in a metallic vessel on Dr Fox's Brislington estate in the early nineteenth century. The coins, part of the container, and six pieces of Romano-British pottery were presented to the Bristol Philosophical Institution in 1829 by Dr Fox, and later became part of the collections of Bristol Museum and Art Gallery.
20267	DA	1997	<p>An archaeological desk-based assessment of The Beeches was carried out by Jonathan Erskine for the Avon Archaeological Unit in September 1997. The study noted a general level of past archaeological finds from Brislington, including most notably the discovery of a Roman villa at Bath Road in 1899. The site lay within the parish of Brislington and was part of Brislington Common. The common was enclosed in the late eighteenth century but had been mined for coal from the seventeenth century, and a plan by Bowen made in 1750 (SRO DD/SAS c2993 No.4) indicates numerous coal mines lying on both sides of Bath Road. The second Enclosure Act for Brislington Common, that of 1780, allocated it to four landowners - Hawkins, Ireland, Keate and Lyne (SRO Q/RDe 103). Brislington House was constructed at the beginning of the nineteenth century and was bought by Dr. E. L. Fox who established a mental hospital there. Fox built The Beeches on part of the Brislington House estate.</p> <p>It was concluded that because of association of Brislington House with the early history of psychiatry and the survival of the architectural features of the house and the grounds associated with it, the site was of regional - and possibly national - archaeological importance (Erskine 1997; Williams 1999, 99).</p>
20268	GS	1997	<p>A magnetometer survey of part of the grounds of The Beeches, Brislington was carried out on 17th and 18th September 1997 by A. J. Butler and T. Crummack of GeoQuest Associates for Avon Archaeological Unit. The work was undertaken as part of an initial archaeological study to inform determination of an application for planning consent for development of part of the site. The site was then used as playing fields and the solid geology underlying the site was Triassic mudstone. The work was reported as part of the overall archaeological desk-based assessment of the site (Erskine 1997).</p> <p>Two areas were surveyed using a fluxgate gradiometer, one (centred on approximately ST 6311 7036) which measured 100 metres by roughly 150 metres and the other (at ST 6315 7055) 50 metre by 60 metres. A "zig-zag traverse scheme was employed" and the data were collected "in grid units of 20 by 20 metre at 1.0 x 0.5 metre intervals". The survey identified evidence for historic cultivation in the form of an area of ridge and furrow and also a number of "sub-circular" and linear features which were interpreted as likely to be former ditches. Several linear features, some interpreted as ferrous pipes and others as possible rubble-filled land drains, were also recorded.</p>
20313	EV	1998	<p>In 1998 an archaeological evaluation was carried out at The Beeches, Brislington by Jonathan Erskine for Avon Archaeological Unit. The evaluation followed an archaeological desk-based assessment (SMR 20267) and a geophysical survey (SMR 20268) which was used to determine the position of the trenches.</p> <p>Six trenches were excavated, each investigating features identified by the geophysical survey. Trench 1 (centred on ST 63067 70317) was an L-shaped trench, the two arms being aligned south-west to north-east and north-west to south-east. The western arm</p>



			<p>measured 9.5 metres long by 1.8 metres wide, while the eastern measured 8.0 metres long by 1.8 metres wide. The magnetic anomaly identified by the geophysical survey proved to be a deposit of limestone scalplings and this had been cut by a land drain. No other features were recorded in the trench. Trench 2 (ST 63090 70300) measured 6.0 metres long by 1.8 metres wide and was orientated south-west to north-east. Cut into the undisturbed subsoil was a shallow feature 0.6 metres wide and 0.3 metres deep which was interpreted as being of geological origin. Finds from the subsoil were of "recent" date.</p> <p>Trench 3 (ST 63099 70328) also measured 6 metres by 1.8 metres wide and was aligned north-west to south-east. A feature was within the rockhead which was at least 2.4 metres wide and this was also interpreted as a geological feature. Trench 4 (ST 63115 70357), 4.5 metres long by 1.8 metres wide and orientated south-west to north-east, located a geological feature 1.2 metres wide and also part of a modern pit estimated to be 3.0 metres in diameter. This was not fully excavated but the fill produced finds of ceramics of late nineteenth- and early twentieth-century date as well as oyster shell.</p> <p>Trench 5 (ST 63102 70402) measured 14.5 metres long by 1.8 metres wide and was aligned south-west to north-east. It was positioned to investigate circular magnetic anomalies. No firm identification of these was made, although an adjacent linear anomaly proved to be an area of weathered bedrock..</p> <p>Trench 6 (ST 63110 70419) was 13.0 metres long by 1.8 metres wide and was on the same alignment as Trench 5, the northern end of trench 5 being separated from the southern end of Trench 6 by a baulk 1.2 metres wide. A linear feature identified by the geophysical survey proved to be the base of a concrete path formed by water-rolled flints. The other was another geological feature in the rockhead which appeared to have been levelled by the deposition of a layer of flints, thought likely to relate to landscaping works in the 1960s.</p> <p>The archive for the work was deposited with Bristol Museum and Art Gallery under the accession number BRSMG CMAG 1998.0044 (Erskine 1998; Williams 1999, 99).</p>
20373	WB	1998	<p>In June 1998 an archaeological watching brief was maintained during groundworks associated with the construction of a car showroom at the east side of the junction of Bath Road and Stockwood Road and during the excavation of two trial pits to locate the positions of two possible mineshafts on the site. The work was undertaken by Jayne Pilkington for Bristol and Region Archaeological Services.</p> <p>No archaeological finds or features were recorded during the excavation of the service and foundation trenches, although a trial pit excavated within the Society of Friends burial ground (SMR 10187) to assess the level of disturbance exposed part of a rubble stone wall. Parts of the broken headstone from the grave of Dr. Francis Ker Fox of Brislington House were also noted in the burial ground. One of the trial pits excavated to locate the mine shafts found a pit at least 3 metres deep. It was not clear whether this did, in fact, represent the remains of a mineshaft (Pilkington 1998).</p> <p>The archive for the work was deposited with Bristol Museum and Art Gallery under the accession number BRSMG CMAG 1997.0027.</p>
20523	CD	1884	<p>The Ordnance Survey 1st edition 1:2500 scale plan of Brislington of 1884 records Doncaster Farm, lying on the west side of a lane which largely follows the line of modern Broomhill Road. The farm consists of a farmhouse and several outbuildings.</p>
20529	CD	1884	<p>The Ordnance Survey 1st edition 1:2500 scale plan of Brislington of 1884 records Cherry Orchard Farm, lying on the south side of a lane which is modern Stockwood Road. The farm consists of a farmhouse and an outbuilding to its south.</p>
20531	CD	1884	<p>The Ordnance Survey 1st edition 1:2500 scale plan of Brislington of 1884 records Lanesborough House, lying on the east side of a lane which largely follows the line of modern Broomhill Road. The house is located towards the southern edge of the plot and has a driveway leading off the lane around its east and west sides.</p>
20534	CD	1846	<p>The Brislington Tithe Map of 1846 depicts the Burial Ground (Parcel 608) as lying adjacent to The Rookery in the vicinity of Bath Road and Stockwood Lane.</p>
20536	PIC	1826	<p>A pencil and sepia wash drawing of The Rookery was made in 1826-27 by T. L. Rowbotham. It depicts a two storey house with four bays. The roof was pitched and two chimney stacks are visible. A single storey building with two bays adjoins one end of the house and on the opposite end is a single storey outbuilding with two doors. There appears to be a small garden fronted by a fence. The crenelated wall of the [which?] burial ground</p>



			can be seen. In the foreground is a extensive grassed area with many mature trees.
20556	CD	1888	The Tump, Brislington, a mound on the south side of the Bath Road, is recorded by the first edition Ordnance Survey map, 1888, scale 1:2500.
20910	FO	2001	<p>On 15 August 2001 Kingsley Fulbrook of the City Centre Projects and Urban Design Team, Department of Environment, Transport and Leisure, Bristol City Council visited The Beeches, located some 100 metres to the east of Broomhill Road. The building was noted to be constructed of Pennant sandstone rubble. The south elevation apparently survived largely as built, the majority of the windows being the original sashes with lamb's-tongue glazing bars. The signature "Dr C H Fox 1857" was etched into one of the panes of a ground-floor window at the south-west corner of the building. On the south-facing elevation there were two symmetrical verandas on either side of a central bay and the lean-to roofs of the verandas were supported on wrought iron columns in a "Gothic" style. The other elevations had been altered and extended during the twentieth century and the fenestration was a mixture of sashes and casements of various dates. The gables had fretwork bargeboards and some of the chimney stacks were original, these being in a simple "Tudorbethan" style. The roof itself had been re-tiled with concrete double-roman tiles. There was a water pump outside the kitchen, on the east side of the building.</p> <p>Internally, original features survived at the south end of the building. The entrance hall, ground-floor rooms, first-floor landing and "Lanesborough Room" had very good "Gothic" style details, including enriched cornices, ceiling roses, picture rails, skirtings with double mouldings and fireplace surrounds. The majority of the fireplaces contained modern gas fires although it was thought that a few of the grates may have been original. The ground-floor hall and first-floor landing both had three stone Gothic arches carried on stone quatrefoil section pillars and the floor of the ground-floor hall was of encaustic tiles. There was a fine stone open-well staircase with decorative wrought iron balusters and a mahogany rail. The first-floor landing had an internal pointed Gothic window. The doors had, however, been replaced in the late twentieth century. No significant historic features were seen in the second (attic) storey bedrooms.</p> <p>The entrance to the grounds was gated, the gates hung from stone piers, and there was an adjoining lodge. This was of Pennant sandstone rubble with freestone ashlar quoins and window surrounds. The gables had fretwork bargeboards and the front gable had a central date stone. The chimney stacks were of brick and the clay tiled roof had decorative ridge tiles. The windows were sliding sashes with marginal panes. A late-twentieth century porch had been added at the rear.</p> <p>It was also noted that some of the larger trees in the grounds had been planted as part of the original landscaping scheme for Brislington House.</p>
21022	WB	2001	<p>In November 2001 an archaeological watching brief was carried out during development at Brislington House by David Stevens for Bristol and Region Archaeological Services. Reduction of the level of an area of the lawn to the south of the house for the construction of a car park exposed topsoil containing many pottery sherds of nineteenth- and twentieth-century date. Excavation of foundation trenches for linking buildings by Brislington House together with associated drainage runs immediately to the south-east of the house and to its south exposed the foundations of Pennant sandstone rubble walls, roughly 0.5 metres thick, bonded with a pink mortar. One of these sections of wall by the main house was associated with a surface of flagstones (Stevens, 2002).</p> <p>A second phase of monitoring was carried out by Tim Longman on 7 and 10 January 2003. The mechanical excavation of foundation trenches for a new garage block near the north-east corner of house (at NGR ST 63345 70273) was observed. The foundation trenches were about one metre deep. Beneath the surface of the car park occupying the site there was a sub-base some 0.30 metres thick. This sealed a deposit of undisturbed red-brown silty clay subsoil roughly 0.70 metres thick. Within the trenches elements of three Pennant sandstone walls bonded with a grey mortar were noted at NGR ST 63346 70272. These survived to a height of approximately 1 metre and were interpreted as part of a back-filled cellar dating to the nineteenth-century which was presumed to be associated with alterations made to Brislington House in the mid-nineteenth century. No finds were recovered during the fieldwork (Longman 2003; Williams 2004, 102; Williams 2005, 130; Wills 2004, 178).</p> <p>The archive for the work was deposited with Bristol Museum and Art Gallery under the accession number BRSMG CMAG 2002.0003.</p>
22516	DA	2006	In December 2006 an historic landscape assessment of the grounds of Brislington House, an early nineteenth-century mental hospital, was carried out by Dr. Sarah Rutherford (Rutherford 2006).



22527	WB	2006	In December 2006 the excavation of geotechnical trial pits at St. Brendan's College, Broomhill Road, Brislington was monitored by David Etheridge for Avon Archaeological Unit.
24553	WB	2007	In August 2007, Avon Archaeological Unit carried out an archaeological watching brief on development groundworks for the construction of a new sports hall. The mechanical excavation of test pits, topsoil stripping for an access road, digging of reduced level platform and foundation beam slots were archaeologically monitored. A general sequence of deposits was recorded across the site that consisted of up to 250mm of topsoil overlying a 400mm thick subsoil above a stiff sandy clay natural deposit. The earliest structures recorded were two sandstone rubble culverts at a depth of 700mm that were interpreted as relating to drainage for the grounds of Brislington House. No further significant archaeological remains were recorded.
24617	WB	2008	In July 2008, Avon Archaeological Unit carried out an archaeological watching brief on the site of St Brendan's College, Broomhill Road, Brislington. Mechanical excavation associated with the creation of a reduced level platform was archaeologically monitored. This revealed deposits of modern and geological origin including crushed demolition rubble covering an irregular subsoil, which, in turn, overlay interbedded deposits of archaeologically sterile clay and weathered sandstone bedrock. Only along the northern site boundary, outside the footprint of former college buildings, was the ground less disturbed, but the only additional deposit located here comprised a thick, up to 500 mm deep, modern archaeologically sterile topsoil. Two modern service pipe trenches and a modern brick built inspection chamber represented the only structures or features located during the monitoring. Finds were restricted to entirely late post-medieval and modern material. No significant archaeological deposits or finds were located during the watching brief.
25714	DA	2018	In 2018, BSA Heritage carried out an archaeological desk-based assessment of land at Hicks Gate, Brislington.
25728	DA	2018	In 2018, Heritage Planning Services carried out a desk-based assessment of a site at Stockwood Road, Brislington.

Appendix 3: Monument Gazetteer

BCCHER No	Name	Monument Type	Period	Description
1796M	Grounds of Brislington House	Landscape park	PM2	<p>The grounds of Brislington House. Brislington House (SMR 1408) was built by Dr. Fox in 1804 as a pioneering institution for the treatment of the insane. The grounds covered some 200 acres and were designed to be an integral part of the treatment regime. The original design for the grounds is recorded in two plans, one of c1806 (Huntington Library, Stowe Papers Box 10, item 4) and another of 1843 (SRO Q/RLU/c/42/8). The design included a model farm and kitchen gardens (Harding & Lambert 1994, 103-104) while the area adjacent to the house, on its east side, was laid out as six airing courts. There were also separate houses in the grounds for wealthier patients where, according to an advertisement of 1809, they were "allowed to pursue any style of living and expense as to carriages, horses etc. most suitable to their former habits and not inconsistent with their present situation" (SRO T/PH/Fx 2). These buildings were relatively substantial and included Swiss Cottage, recorded by T. L. Rowbotham in 1827 (Stoddard 1981, 50-51). The house was originally of two storeys with drip moulds over the windows and a pitched roof with elaborate cusped bargeboards and large chimneystacks. The design of the grounds influenced the design of Victorian institutional landscapes.</p> <p>The grounds appear to have been re-landscaped after 1846 (BRO EP/A/32/9) and the arrangement of the new planting is recorded by the Ordnance Survey 1:2500 plan of 1884. A sale prospectus for Brislington House, written around 1900, describes the House as "standing in</p>



				<p>extensive grounds of 80 acres of parkland and gardens. The latter comprise 36 acres of shrubbery, pleasure grounds, fruit and vegetable gardens, with greenhouses, peach house and vineries." These gardens were surrounded on three sides by "a farm of 220 acres which provided dairy, poultry and farm produce" (quoted in Rowe & Williams 1985, 18).</p> <p>The grounds are entered in the English Heritage register of Parks and Gardens of Special Historic Interest with a Grade II* listing (GD3397).</p>
1820M	Site of a coal mine to the south of Bath Road	Colliery	PM2	<p>Mine shaft and head works located on the south side of Bath Road. The mound, known locally as The Tump, was recorded by the Ordnance Survey first edition map of the early 1880s and was still extant at the time of the provisional 1:10560 Ordnance Survey map published during the 1940s. It has been suggested that the mound is a barrow, but the feature was in fact formed from soil dumped from mining activity and marks the site of the mine shaft and head works of a coal mine.</p>
1821M	Brislington House	Psychiatric hospital	PM2	<p>In 1799 Dr. E. L. Fox purchased part of the then recently enclosed Brislington Common for £4000 and built Brislington House in 1804 as a private hospital for the treatment of the insane (Pevsner 1958, 465). The building has been noted as an early example of the use of cast iron structural elements for fire protection (Richardson 1998, 156-157) and was composed of a series of linked houses where patients were accommodated according to their social rank and means. There was also care to segregate the sexes, each in "a distinct house, detached from the others by a considerable interval" (Fox & Fox 1836, 4). This segregation resulted in two identical wings being built with the dividing wall running through the central part of the main building, the baths and the airing ground. The door on the main façade was the only entrance to the asylum where a porter was constantly on duty. These six houses were joined together and remodelled in the Italian Renaissance style with a nine-bay centre and a lower nine-bay wing on each side (Pevsner 1959, 465; Stoddard 1981, 50-51). The chapel, reportedly the first in an asylum, was added in 1851, and a ballroom and concert room were built in 1866. There were also separate houses in the grounds (SMR 1229) for wealthier patients where according to an advertisement of 1809 they were "allowed to pursue any style of living and expense as to carriages, horses etc. most suitable to their former habits and not inconsistent with their present situation" (SRO T/PH/Fx 2).</p> <p>Dr. Fox retired in 1829 and went to live at Heath House. He died in 1835 and was buried in burial ground of the Society of Friends on the south side of Bath Road (SMR 10187). After his death the management of the asylum was taken over by two of his sons, Dr. Francis Ker Fox and Dr. Charles Henry Fox. Succeeding generations of the Fox family managed the asylum with Dr. Francis Elliot Fox being the last postholder until his death in 1947. The patients were then moved to other institutions. The house was purchased by the former Bristol United Hospital Authority for £40,000 and was used as a Nurses' Home until 1983 when it was sold, to be re-opened as a private nursing home in November 1984.</p> <p>The grounds appear to have been re-landscaped after 1846 (BRO EP/A/32/9) and the arrangement of the new planting is recorded by the Ordnance Survey 1:2500 plan of 1884.</p> <p>The building received a Grade II listing in March 1984 (Listed Building number 901-1/49/440).</p>
2207M	Society of Friends Burial Ground to the south of Bath Road, Brislington	Cemetery	PM1	<p>Society of Friends' burial ground, Brislington. The burial ground was sited on the south side of Bath Road, to the east of the junction with Stockwood Road. It was founded c.1691, the land being held on a one thousand year lease, and was originally surrounded by a wall. It was sold to Dr. Francis Fox in 1836 with the condition that "it shall be kept in good order and repair as a Private Burial Ground, and that Dr. Fox shall enter into a covenant to allow Burial there to Members of the Society of Friends should further occasion arise" (quoted in Stock 1997, 2). The boundary wall of the burial ground was crenelated. In the early 1970s, the area was paved over with the gravestones remaining in situ.</p>



				The inhumations apparently remain undisturbed within the burial ground, although neither grave markers nor the boundary wall survive (ibid.). A watching brief in 1998 during development of the adjacent car showroom (SMR 20373) noted what may have been part of the boundary wall of the cemetery. This was of limestone rubble construction and was exposed in a trial pit at a depth of 1.1 metres below the ground surface (Pilkington 1998).
2431M	Doncaster Farm, Brislington	Farm	PM2	Doncaster Farm, located on the west side of a lane which largely follows the line of modern Broomhill Road. The farm was in existence by the time of the Brislington tithe survey of 1846 and at the time of the Ordnance Survey first edition County Series 1:2500-scale plan of 1884 the farm comprised a farmhouse and several outbuildings. By 1961 the site had been redeveloped as a trading estate and the site of the farm now lies beneath the buildings of Birchills Trading Estate, on the east side of Emery Road.
2434M	Cherry Orchard Farm, Brislington	Farm	PM2	Cherry Orchard Farm, the site of which is located on the south side of Stockwood Road. The farm was in existence by the time of the Brislington tithe survey in 1846 and is also recorded by the Ordnance Survey 1st edition 1:2500 scale plan of Brislington made in 1884. This indicates that the farm consisted of a farmhouse and an outbuilding to its south. The farm was demolished in the 1950s. The site of the farmhouse now lies largely beneath the house and garden of No.507 Stockwood Road, although the northern end extends beyond the plot, under the footway on the southern side of the junction of Stockwood Road and Hungerford Road.
2435M	Lanesborough House, Brislington	House	PM2	Lanesborough House. The house was extant by the time of the Brislington tithe survey of 1846 and was also recorded by the Ordnance Survey 1st edition 1:2500 scale plan of Brislington of 1884. The latter indicates that Lanesborough House lay on the east side of a lane which largely follows the line of modern Broomhill Road. The house was located towards the southern edge of the plot and had a driveway leading off the lane around its east and west sides. The house was still in existence in 1961 according to the Ordnance Survey 1:1250 plan, although the front, west-facing elevation, had apparently by then been remodelled. The house has since been demolished and its site now lies towards the southern side of a block of open land on the east side of Broomhill Road.
2436M	The Rookery, Brislington	House	PM1	The Rookery, Brislington. The property dated back to the 17th century when William Payne sold his estate that included a house which later became known as The Rooker to Tobias Daniel. In 1689, the property passed to his daughter Joan on her marriage to Edward Lyne, a mercer and a Quaker. A Quaker burial ground (SMR 20533) was created around this time on land adjacent to the property. In 1812, James Ireland is recorded as purchasing the house and land from William Maberley. In 1900, The Rookery was occupied by Mr. Stephens, Steward to the Fox family, and therefore the property must have been purchased by Dr. Edward Long Fox in the early part of the 19th century as he was buried in the adjoining private cemetery in 1835. A castellated wall enclosed the burial ground. (SMR 20536).. In the 1940s, Norman Reece set up the Brislington Engineering Co. Ltd. on the site, and the house known as The Rookery was demolished in the early 1970s.
2904M	Swiss Cottage or Carysfoot Cottage, Brislington House	Patients villa	PM2	Swiss Cottage also known as Carysfoot Cottage, located in the grounds of Brislington House (SMR 1229). A private asylum was established in Brislington House by Dr. E. L. Fox in 1804 and Swiss Cottage was one of a number of cottages built in the grounds for wealthy patients. The cottage was constructed in the early nineteenth century (possibly by 1809 when the existence of separate cottages was mentioned in an advertisement) and was recorded by a watercolour drawing made by T. L. Rowbotham in 1827 (Stoddard 1981, 50-51). The building is of two storeys and attic with a basement. It has a T-shaped plan. The pitched roof has gables with scalloped barge-boards with quatrefoil-pierced rounded ends.



				The building has a Grade II listing (Listed Building number 901-1/49/465).
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