



# HPS

Professional Archaeological Services



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Site at Clifton High School, Clifton, Bristol, BS8 3BT

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**Client:** Clifton High School, College Road, Clifton, Bristol BS8 3JD

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**Project:** Desk-Based Assessment

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## Non-Technical Summary

In October 2018, Heritage Planning Services Ltd was commissioned by Clifton High School, College Road, Clifton (the client) to prepare an archaeological desk-based assessment (DBA) for a site at Clifton High School, Clifton, Bristol (the study area).

The study area comprises part of a tarmac surfaced driveway, immediately to the rear of nos. 3-4 Clifton Park. These are a semi-detached pair of early to mid-Victorian houses, acquired by Clifton High School between 1936 and 1946, and converted for use by boarding students. The drive appears to have been originally constructed at the same time as the villas. The remainder of the study area includes part of a lawn converted to raised cultivation beds, formerly gardens attached to the large later Victorian house and Victorian terrace that forms the nucleus of the school. Between the drive and the garden is a mortared brick and sandstone wall that probably dates from approximately the same time as nos. 3-4.

Prior to the Victorian development, the study area appears to have been entirely rural in character, part of arable and grazing land since at least 1746. There is good archaeological evidence for Iron Age, Roman and Early Medieval activity within a 500m radius of the study area, however, nothing has been reported in the immediate vicinity.

Nos. 3-4 is a Grade II listed building of c. 1850 date; the study area lies within the Clifton Conservation Area.

# 1. Introduction

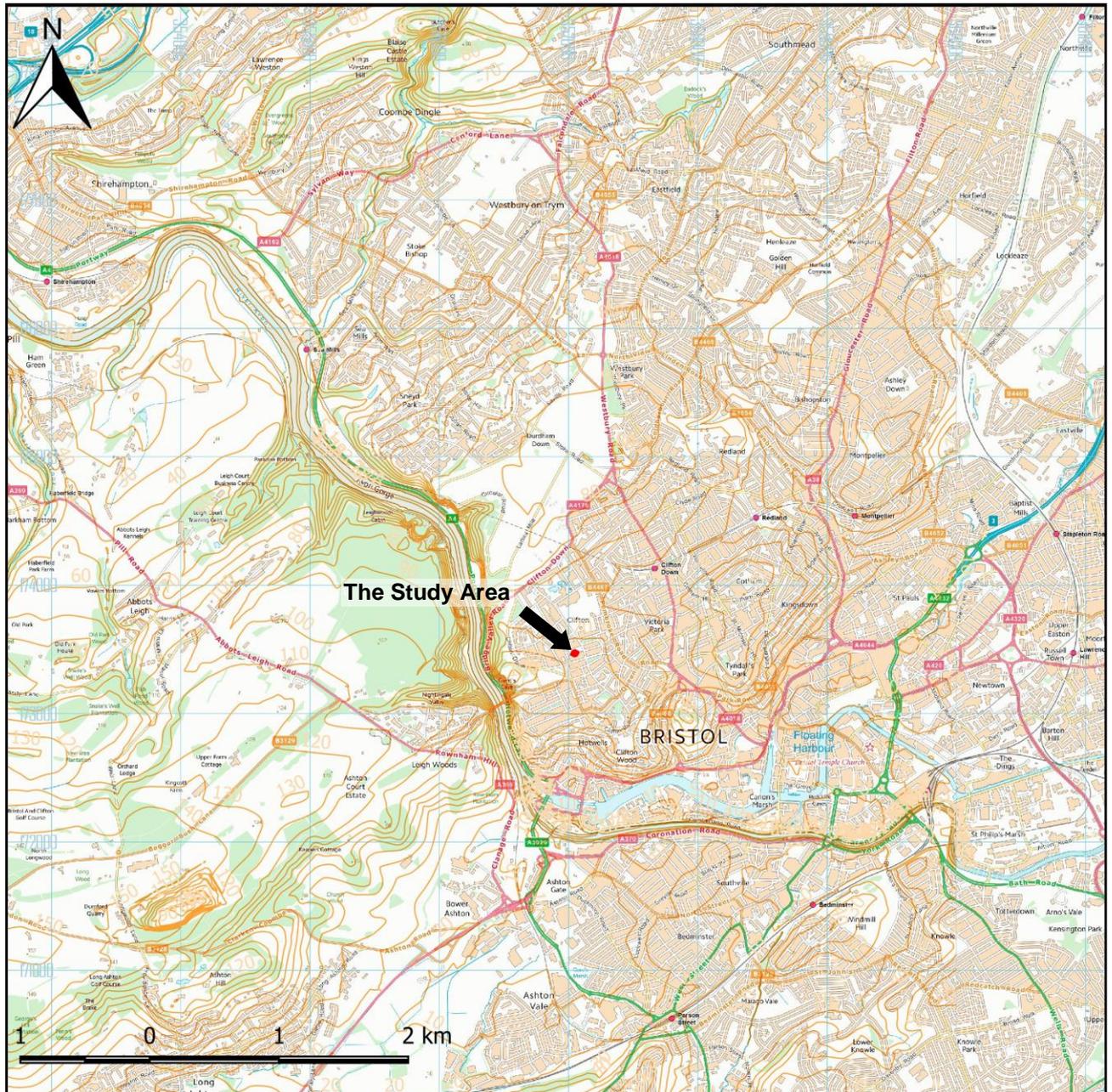


Figure 1. The location of the study area, indicated in red.

## Background

- 1.1. In October 2018, Heritage Planning Services Ltd was commissioned by Clifton High School, College Road, Clifton (the client) to prepare an archaeological desk-based assessment (DBA) of a site at Clifton High School, Clifton, Bristol, BS8 3BT (hereafter referred to as the study area).
- 1.2. Planning permission is being sought for the development of an extension to the rear of nos. 3-4 Clifton Park.



- 1.3. The DBA has been undertaken following a request from Mr N Childs for Childs & Sulzmann Architects for a Desk-Based Assessment, due to the possible historic environment implications of redeveloping the site.
- 1.4. This document has been compiled by David Etheridge BA, MPhil. and is completed under HPS project reference HPS256/18.

### The Project Site and Study Area



Figure 2. Detail of the study area, approximate boundary outlined in red.

- 1.5. The study area lies within the City of Bristol unitary authority, c. 1.83km northwest of the city centre. It is located on land to the rear of nos. 3-4 Clifton Park, at NGR ST 57048 73468.



- 1.6. The general area is characterised by villas, semi-detached houses, churches and terraced housing, all constructed in the Victorian period. There are some modern additions, mostly associated with expanding educational establishments and places of worship.
- 1.7. The 269m<sup>2</sup> study area currently comprises part of a driveway adjoining the rear of nos. 3-4 and part of lawn on the north side of the drive, together with the sandstone wall that divides the two.
- 1.8. While the study area is reasonably level, lying between 70 and 80m aOD, there is a slight rise towards Clifton Down Camp and observatory at c. 100m aOD, located c. 490m WSW of the study area.
- 1.9. Conglomerate of the Mercia Mudstone group laid down in the Triassic period forms the underlying bedrock of the study area; no superficial deposits (drift) are recorded (BGS 2018).



## 2. Planning Policy

### NPPF

2.1. “ *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation Local policy*” (National Planning Policy Framework para. 189).

### Aims

2.2. 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 128.* Communities and Local Government 2012.

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 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 Bristol Record Office;
- 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 undertaken by Sam Driscoll on the morning of 29 October 2018. The conditions were fairly bright and dry, with about 50% cloud cover.

4.2. At present the study area largely comprises the part of a tarmac surfaced driveway that lies to the rear of nos. 3-4 Clifton Park. It also includes a boundary wall running along the north side of the driveway, and part of the garden on the opposite side of the wall.

4.3. The study area was accessed via the ENE-WSW aligned driveway, from the entrance on Clifton Park Row (see Plate b). The drive passes to the rear of nos. 1-2; at the boundary with nos. 3-4 is a gated entrance.

4.4. Nos. 3-5 Clifton Park is a three storey semi-detached pair of houses, now merged into one, with a parapet surrounding the hipped roof, and a neoclassical frontage executed in Bath stone (Plate a). The remaining faces of the building are rendered and painted, disguising the original construction material, though the local conglomerate would be a likely source.

4.5. To the rear, the two sides of this building are not mirror images (see Plate c). No. 4 is distinguished by a folding door garage entrance, presumably an early to mid 20<sup>th</sup> century alteration. To the rear of no. 3 is a flight of steps to a raised doorway; the steps protrude into the study area, but they appear to be a relatively modern addition. Both houses have opposing infilled arch doorways, suggesting these were once the entrance to the coach house and stables.



*Plate a. The frontage of nos. 3-4 Clifton Park, looking north.*



*Plate b. Entrance to the drive from Clifton Park Road, looking ENE.*



*Plate c. Part of the study area adjoining the rear of nos. 3-4 Clifton Park. Looking southwest, with no. 4 in the foreground.*



4.6. Along the north side of the drive, opposite the houses, is a low (c. 1.1m) wall constructed of unevenly coursed and roughly hewn blocks of conglomerate (see Plate d). The north face of this wall is constructed of a few even courses of brick (see Plate e). The wall appears to be capped with modern concrete coping slabs, suggesting the height may have been lowered in the past.



4.7. It was evident the land on the north side of the wall was raised above the level of the driveway, indicating the wall has a retaining function.

*Plate d. Part of the low retaining wall on the north side of the drive opposite the study area, looking northeast.*

4.8. Immediately north of the wall is an area currently occupied by raised cultivation beds and a wooden pergola (see Plate e).



*Plate e. Part of the study area north of the drive, looking ESE.*





- 5.1. The information presented here is derived from sources including the Bristol Historic Environment Record, the Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, MAGIC.gov.uk and surviving cartographic resources, along with other published or documentary sources.
- 5.2. Trawls of the National Heritage List for England, Magic.gov.uk, PastScape, the Historic England Archive and the Bristol HER have revealed the following:

### Statutory Constraints

#### **Listed Buildings and Conservation Areas**

- 5.3. Immediately adjoining the study area is a Grade II listed building, nos. 3-4 Clifton Park Road; nearby structures are the Grade II listed nos. 1-2 Clifton Park and no. 5 Clifton Park (Grade II). There are Grade II listed lamp posts on Clifton Park, opposite nos. 1, 2 and 5.
- 5.4. The study area lies within the Clifton Conservation Area (City Design Group 2010, Maps 1, 5, 5a & 5b). This reflects the 543 listed buildings within a 1km radius of the study area (**Figure 3**). Of these the majority are Grade II listed buildings and structures, with four Grade I listed buildings and 63 Grade II\* listed structures.
- 5.5. The four Grade I structures are:
  - The Clifton Suspension Bridge (List entry 1205734), a mid to later 19<sup>th</sup> century bridge designed by Isambard Kingdom Brunel, located c. 600m WSW of the study area (Bristol side);
  - the same, with associated structures, on the North Somerset (west) side (List entry 1129844);
  - Goldney Grotto (List entry 1202104), an 18<sup>th</sup> century shell grotto located c. 831m to the SSE; and
  - Clifton Hill House (List entry 1280480), an early 18<sup>th</sup> century merchant's house, located c. 700m SE of the study area.
- 5.6. It would be impractical to list all the Grade II and Grade II\* structures here. However, a number of Grade II\* listed structures stand relatively close to the study area. These are:
  - Christ Church Clifton (List entry 1202095), a mid-19<sup>th</sup> century parish church, located c. 100m to the SSW.
  - Nos. 1 to 9 Harley Place, a terrace of nine late 18<sup>th</sup> century houses (List entry 1205767), located c. 140-215m WSW of the study area.
  - Worcester House, a mid 19<sup>th</sup> century terrace of 14 houses (List entry 1202713), located c. 180m ENE of the study area.



- Nos. 2-20 Vyvyan Terrace, a row of 19 early to mid-19<sup>th</sup> century houses (List entry 1202664), located c. 180m SE of the study area.
  - A mid to late 18<sup>th</sup> century war memorial to the 79<sup>th</sup> regiment (List entry 1205759), located c. 190m SW of the study area.
  - A mid to late 18<sup>th</sup> century obelisk erected to the memory of William Pitt (List entry 1282363), located c. 200m SW of the study area.
- 5.7. Overall, the density and variety of listed buildings illustrate the development of the area for recreation, housing and education from the early-18<sup>th</sup> century through to the late 19<sup>th</sup> and early 20<sup>th</sup> century, with a few later 20<sup>th</sup> century additions. Given the sheer volume of listed structures in the area, Conservation Area status would appear to be entirely justified.

### **Scheduled Monuments and other Heritage Statutory Constraints**

- 5.8. There are no Scheduled Monuments within the study area. Within a 1km radius of the study area, there are three Scheduled Monuments. The closest, 400m to the WSW, is the Iron Age bi-vallate hillfort of Clifton Down Camp, located on Observatory Hill and overlooking Clifton Gorge (List entry 1005427, BHER 1780M). Within the camp is an earthwork thought by antiquarians to be Roman; Roman period finds have been reported from the area (List entry 1005427, BHER 1885M).
- 5.9. Clifton Down Camp forms a group with Stokeleigh Camp and Burwalls Camp, promontory forts on the opposite side of the gorge. Stokeleigh Camp is the second Scheduled Monument, a late Iron Age bi-vallate fort with evidence of occupation in the Roman period (List entry 1008113), located c. 970m to the WSW. Burwalls camp is not a scheduled monument.
- 5.10. The third scheduled monument comprises the mid 17<sup>th</sup> century English Civil War defences on Brandon Hill (list entry 1006989), located c. 960m to the SE.
- 5.11. While the presence of an Iron Age hillfort within 400m of the study area is suggestive of Iron Age activity in the broader area, it seems that none of these scheduled monuments would be a material consideration in the planning process.
- 5.12. No other statutory constraints were located within a meaningful distance of the study area.

### **Non-Statutory National Constraints**

- 5.13. There is one registered park and garden within the trawl radius, the Grade II\* listed Goldney gardens attached to Goldney House and containing the scheduled monument of Goldney Grotto (List entry 1000444). This is unlikely to have a direct impact on the study area.



5.14. There are no other non-statutory national constraints within a meaningful distance of the study area.

### Non-Statutory Local Constraints

5.15. NB all Bristol HER data is supplied as point data, therefore the exact extent of any given event or monument is not defined in the map data; the course of linear features, e.g. Roman roads and Medieval conduits, is not usually represented.

### **HER Events**

5.16. A trawl of the Bristol HER returned 39 events within a 500m radius of the study area. Of these, 29 records relate to post 1991 development, where archaeological survey and excavation have been a requirement of the planning process. The remaining events refer to antiquarian references (4) or material extracted from historical maps (6).

5.17. No archaeological events are recorded from within the study area.

5.18. Eleven records relate to desk-based assessments, six records relate to watching briefs, ten building surveys were undertaken; there was one archaeological evaluation. The remaining records relate to find spots or historic sources. There were no geophysical surveys or full excavations noted on the trawl.

5.19. The nearest archaeological event was a Desk-based Assessment of No. 6 Clifton Park (BHER 25250; c. 80m east of the study area), undertaken in 2013. The next nearest was an antiquarian record (1890) for the enlargement of Christ Church Clifton (BHER 21643), c. 81m south of the study area.

5.20. The following events give an indication for buried archaeological remains within the trawl area:

- BHER 24563, the discovery and partial exploration of a 2m deep shaft with associated passageways, located to the rear of no. 52 Clifton Park Road, c. 180m NW of the study area.
- BHER 10892, an antiquarian report for the discovery of Roman coins and associated ceramic material at a site near Clifton Down Camp. The findspot is thought to have been on the site of Manilla House and is located c. 160m south of the study area.



- BHER 20463, in 1998 an archaeological evaluation at c. 1750 Rodney Lodge, c. 230m south of the study area, found nothing of archaeological significance earlier than the 18<sup>th</sup> century (Longman 1998).
- BHER 25125, archaeological monitoring during groundworks at Mortimer House, Clifton Down Road, c. 300m south of the study area. Archaeological features relating to the development of Mortimer House in the 18<sup>th</sup> and 19<sup>th</sup> centuries were located, with slight evidence for arable cultivation in the later Middle Ages or early Post-Medieval periods (Etheridge 2014, 18).
- BHER 10885 notes an antiquarian report on the discovery of a coin hoard during construction works in 1784. The coins were mostly Roman, with the addition of some later Saxon coins. The description and date of the findspot suggest a possible location on Gloucester Row, c. 330m SW of the study area.
- BHER 24975, an archaeological watching brief on the site of the former Christian Science church (c. 350m SE of the study area), uncovered the undated remains of buildings thought likely to be those shown on 19<sup>th</sup> century maps of this location.
- BHER 25048, archaeological monitoring at no. 21 Waterloo Street, c. 375m south of the study area, found nothing of archaeological significance.
- BHER 21836, archaeological monitoring on the north side of Merchant's Road, c. 415m south of the study area, found nothing earlier than the 18<sup>th</sup> century.
- BHER 21988, archaeological monitoring in 2004, on a site at Clifton College (c. 410m north of the study area), found nothing earlier than the later 18<sup>th</sup> century.

5.21. The Bristol HER events trawl indicates there is some potential for buried archaeological remains in the general area, although there has not been enough archaeological investigation to arrive at a firm conclusion.

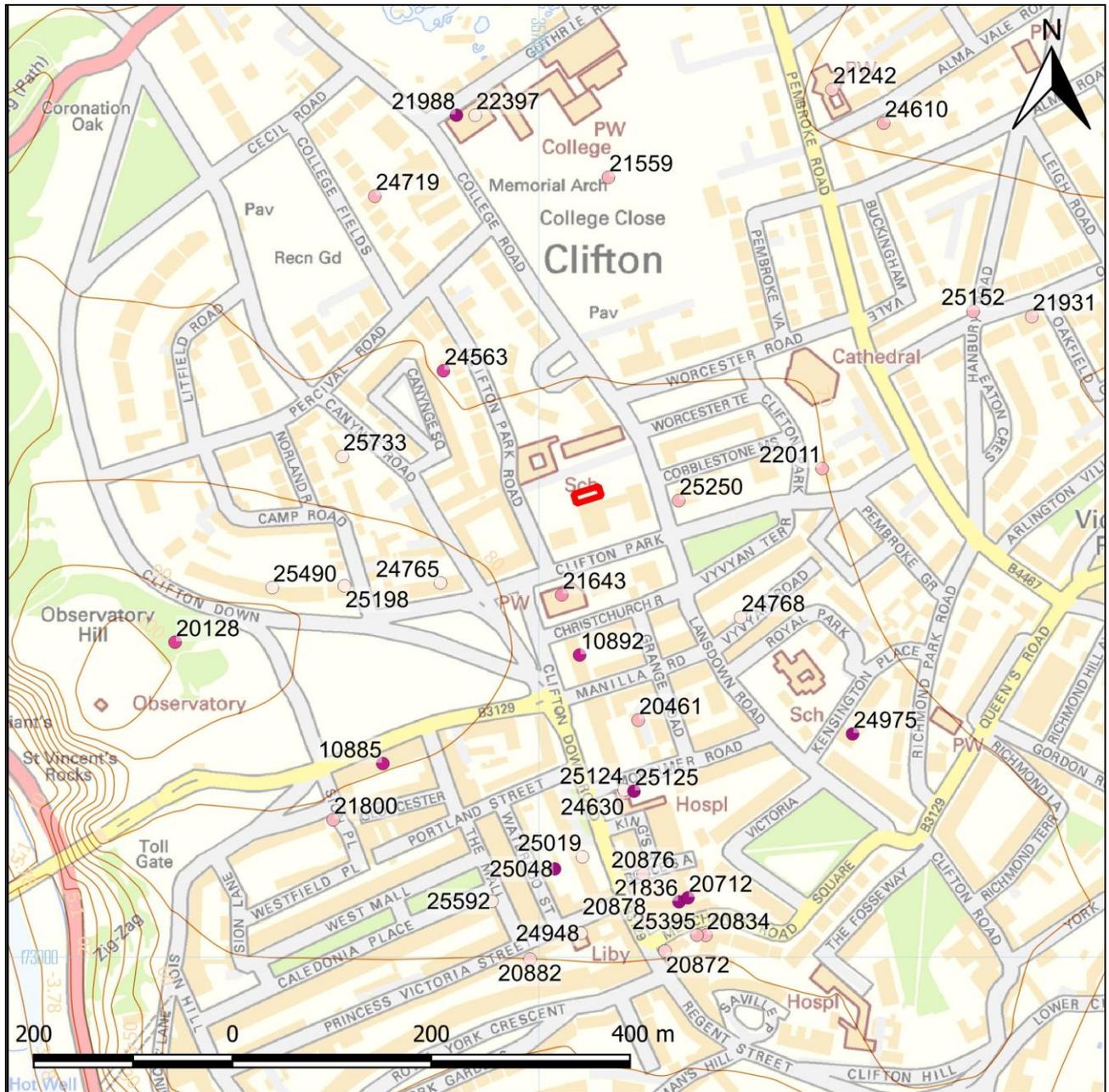


Figure 4. Location of Bristol HER Events within a 500m radius of the study area.

## HER Monuments

5.22. A 500 radius trawl of the Bristol HER monuments database yielded the following results.

5.23. No HER monument records fall within the study area.

### Prehistoric

5.24. Clifton Down Camp (mentioned above), is the only Prehistoric monument within the radius of the trawl.

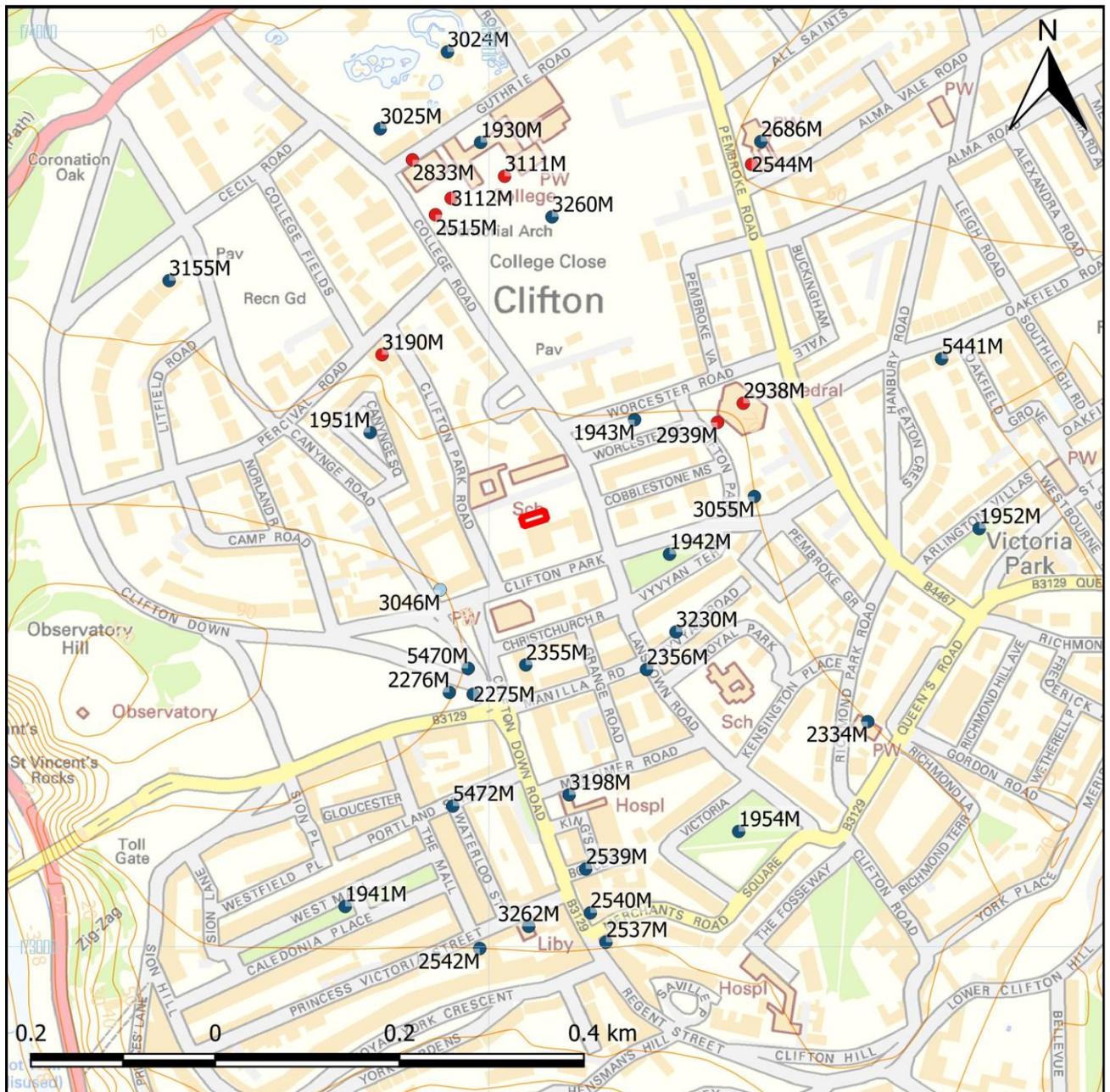


Figure 5. Location of Bristol HER Monuments within a 500 radius of the study area.

### Romano-British (AD 44 AD 410)

5.25. There is a possible Roman earthwork within Clifton Down Camp (BHER 1885M). There have been two finds of Roman artefacts, both noted above: BHER 10892 and BHER 10885.

### Early-Medieval (AD 410 – AD 1066)

5.26. There has been one find of Early Medieval material, BHER 10885. This is an unusual find for the Bristol area.

### Later Medieval (AD 1066 – AD 1539)

5.27. No later Medieval sites have been identified within the trawl area.



### Post-Medieval (AD 1540 – AD 1900)

5.28. The majority of records retrieved from the Bristol HER trawl are of post-Medieval date. Possibly the earliest of these is the Grade II listed Harley Lodge, which could pre-date the 18<sup>th</sup> century (BHER 3046M). The remainder relate to 18<sup>th</sup> and 19<sup>th</sup> century standing structures and gardens.

### Modern (post 1900)

5.29. There are eight modern sites identified within the Bristol HER trawl. The closest are the Roman Catholic Cathedral of SS. Peter and Paul, with the Katyn memorial. Three of the sites are war memorials and another site was the location of an air raid shelter. The Redgrave Theatre and a statue of Sir Douglas Haig complete the list.

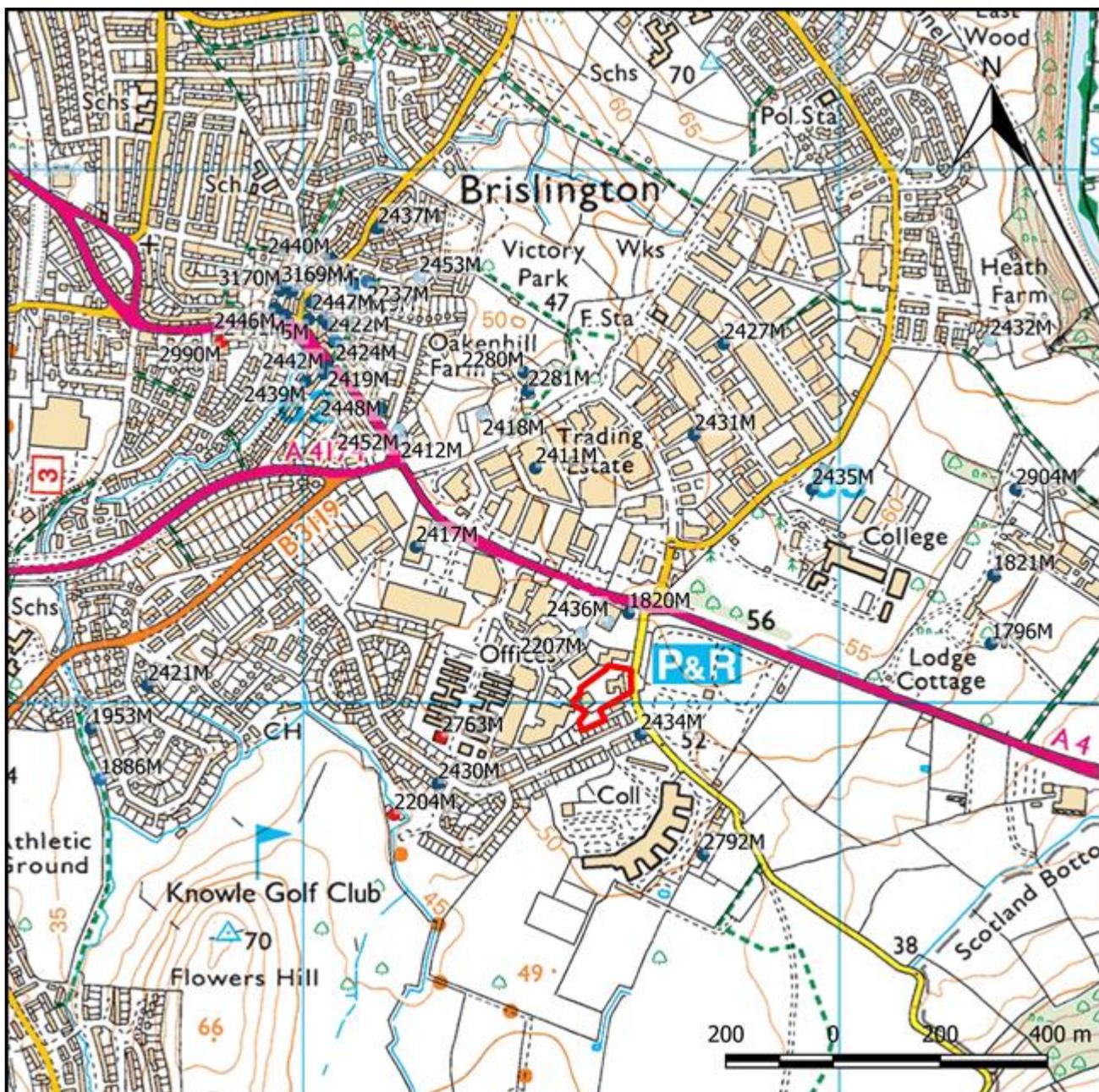


Figure 6. Bristol HER monuments recorded within a 1km radius of the study area.



## Other Local Constraints

5.30. The novelist Mary Renault (Eileen Challans) attended Clifton High School for Girls from 1920 (BCC 2018).

## 6. Historic Development of the Project Site

- 6.1. The study area currently lies within the City of Bristol unitary authority, although historically it lay within the ancient parish of Clifton, in the county of Gloucestershire.
- 6.2. The manor of Clifton was mentioned twice in Domesday (1086), indicating there were two manors at that time (Palmer and Powell-Smith 2018).
- 6.3. The earliest detailed cartographic evidence for the study area is the 1746 De Wilstar Map of the Manor of Clifton (BRO SMV/6/5/4/3). This was produced for what is now the Society of Merchant Venturers, who were the major land holder and lord of the manor at that time. The map indicates that Clifton was a small village in a rural parish, of which large parts had been enclosed. There had been some recent development, with the establishment of a few merchant's summer houses, with associated gardens, but the majority of the 18<sup>th</sup> century development took place in the second half of the century.
- 6.4. As far as can be established, the study area appeared to lie mostly in plot P IX; possibly the westernmost edge extended into plot P XV. Plot P IX was recorded as *the eight acres*. Plot P XV was known as *the Two acres Paddock*; both were in the freehold of the Reverend Mr Power.
- 6.5. From this map it is possible to deduce the study area lay mostly in arable land, and possibly in part of a plot used for the grazing of horses. There is no indication on this map for an earlier use of the study area, though the enclosed fields in which the study area lay are unlikely to pre-date the 17<sup>th</sup> century.

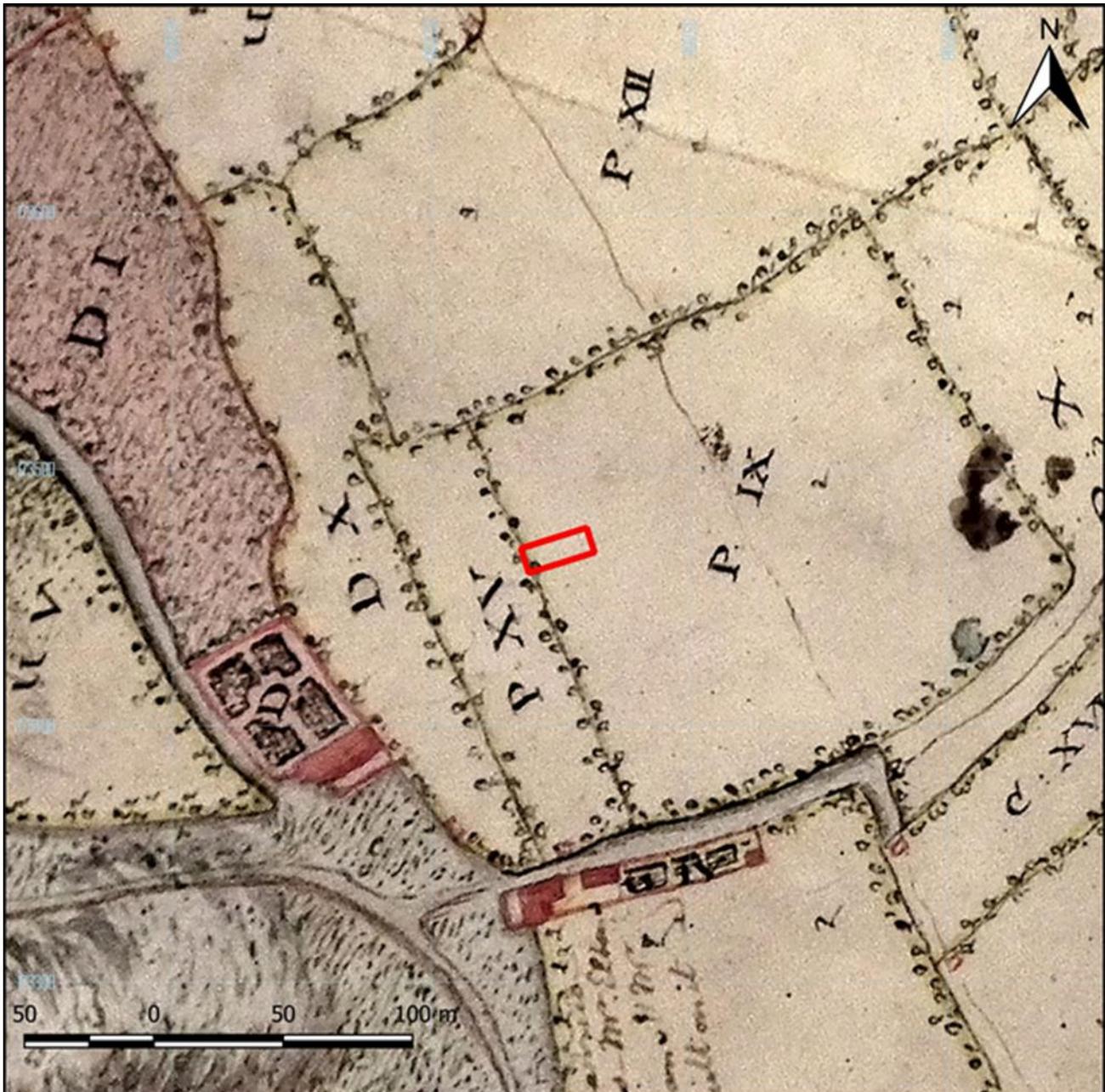


Figure 7: Extract from the DE Wilstar Survey of the Manor of Clifton, held in the Bristol Archives (SMV/6/5/4/3) and reproduced here by their kind permission

6.6. During the latter half of the 18<sup>th</sup> century the pace of urban expansion accelerated, partly as the settlement became more attractive to the wealthier merchants of Bristol, but partly also due to the growth in popularity of the spa at nearby Hotwells. Clifton effectively became an exclusive resort for the new wealthy middle class. When the popularity of the spa waned, parts of Clifton were opened up for a new phase of settlement, during a speculative rage for housing development at the very end of the 18<sup>th</sup> century. This crashed spectacularly on the outbreak of war with France in 1794, leaving many terraced rows in Clifton and St Paul's unfinished and resembling a war zone.

6.7. Rebuilding did not commence until the second decade of the 19<sup>th</sup> century, and in some cases was not completed until the 1830s. The 1828 Ashmead and Plumley plan of Bristol (see Figure ) shows



that the study area still lay in a largely rural part of Clifton, though a little further to the west there had been some later 18<sup>th</sup> and early 19<sup>th</sup> century development. The two fields depicted on the De Wilstar plan, in which the study area may have lain, had been merged into one.



Figure 8. Extract from a paper copy of the Ashmead and Plumley 1828 survey of Bristol, North Sheet, held in the Bristol Archives and reproduced here by their kind permission

6.8. A subsequent phase of building between 1828 and 1855 transformed Clifton from a rural parish into a middle class suburb of Bristol. The first step was the incorporation of the parish into the City of Bristol, which took place in 1836 (University of Portsmouth 2018a). In 1844 the parish of Christ Church Clifton, was created out of the ancient parish of St Andrews; work had already commenced on the present parish church (University of Portsmouth 2018b; Penny 1952, 5).



6.9. The southern half of the field in which the study area had lain was developed for Victorian semi-detached villas, with the study area lying to the rear of Pemberton Villa and Milborne Villa (nos. 3 and 4), fronting the newly laid out Clifton Park. The bulk of the study area encompassed a track to the rear of the villas that ran parallel to Clifton Park, between two northward running cul-de-sacs that later became the southern ends of Clifton Park Road and College Road. There were also structures at nos. 1-2 and 5 Clifton Park Road, presumably incorporating the bulk of the present buildings.



Figure 8. Extract from the Ashmead 1855 plan of the City of Bristol, sheets 31 and 40 (BRO 40860). Held in the Bristol Archives and reproduced here by their kind permission.



6.10. North of the trackway the land had been subdivided into two undeveloped parcels, of unknown purpose.

6.11. The Ashmead plans of 1874 show further suburbanisation of the parish (see Figure 109). Clifton Park Road and College Road were both extant. To the north of the study area was a short row of unnamed villas, four semi-detached properties and a detached house, running parallel to Clifton Park off College Road, on the north side of an unnamed track (later Worcester Avenue). These structures appear to have been subsequently joined and incorporated into Clifton High School.



Figure 109. Extract from the Ashmead 1874 plan of the City of Bristol, sheets 31 and 40 (BRO no ref.). Held in the Bristol Archives and reproduced here by their kind permission



6.12. About 30m northwest of the study area was a large detached house. In January 1878 Clifton High School for Girls opened in no. 65 Pembroke Road (Penny 1952, 6). As the school was found to be very popular it rapidly outgrew its original home and this large house was acquired for the school before the end of 1878 (Penny 1952, 7–8).

6.13. The first detailed Ordnance Survey maps of the study area were published in 1884-5. This shows the study area incorporating, together with the trackway to the rear of Clifton Park north side, a corner of the garden attached to the school house, and a corner of the gardens on the south side of Worcester Avenue (see Figure ). The existence of the school is not noted on the map.

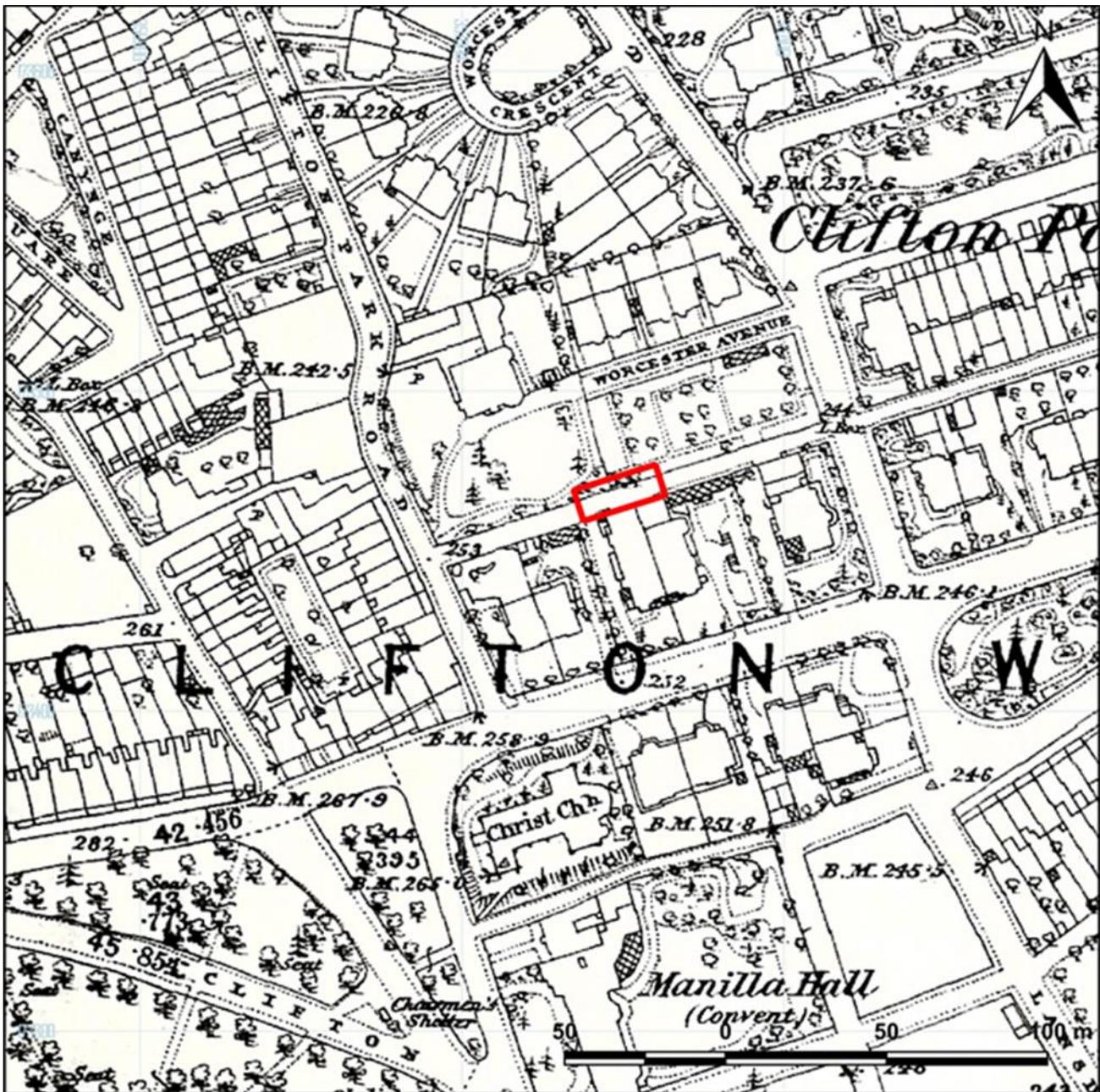


Figure 11. Extract from the OS 1884 1:2,500 map of Gloucestershire, sheet 71.16. Held in the Bristol Archives and reproduced here by their kind permission.



6.14. By the OS map of 1903 the boundary of these two gardens had been removed, creating a larger open space (see Figure). This probably represents the acquisition of land to the rear of No. 5 Clifton Park for a school tennis court (Penny 1952, 12). However, the school was still not named on the map.

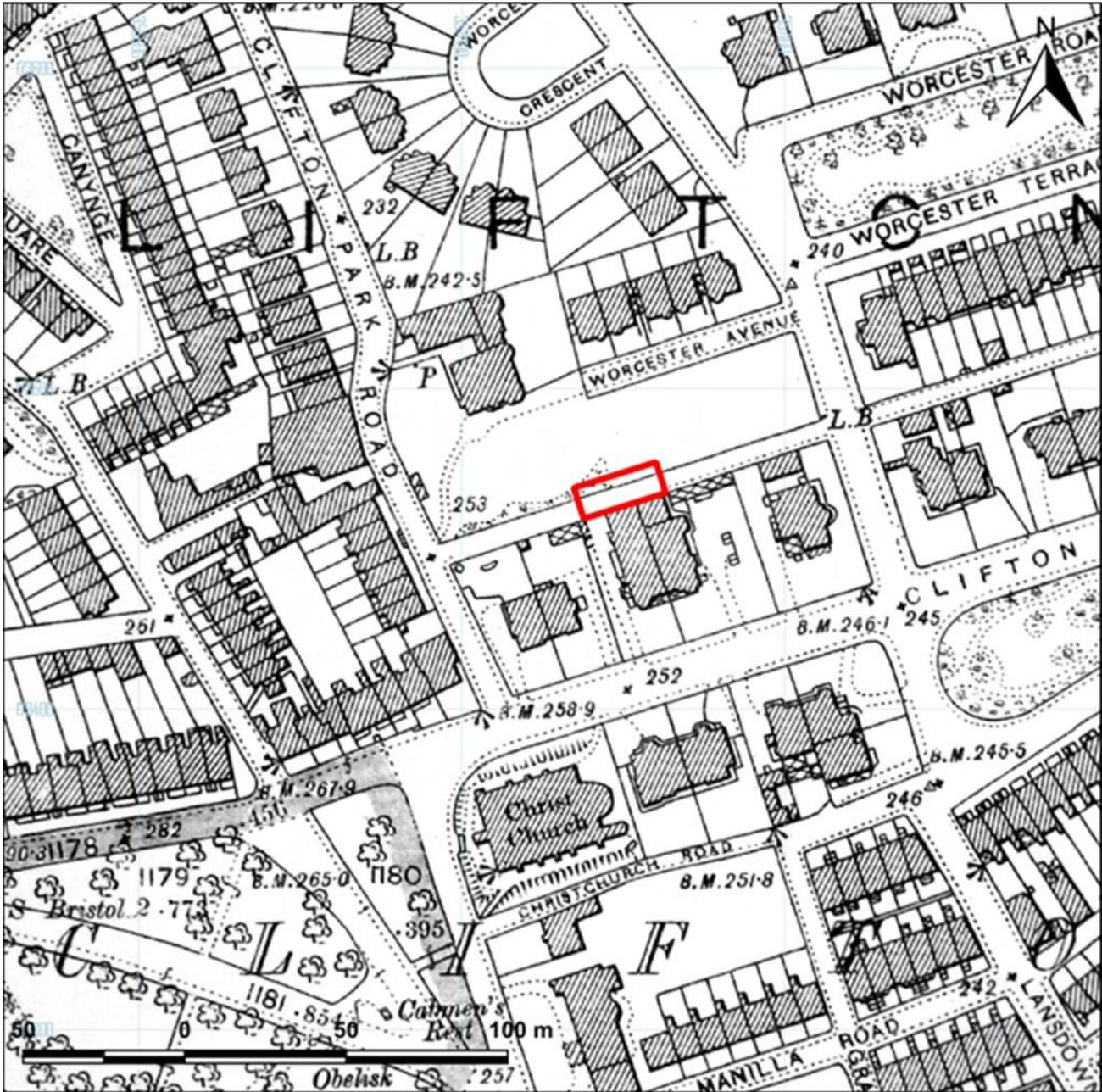


Figure 12 Extract from the OS 1903 1:2,500 map of Gloucestershire, sheet 71.16. Held in the Bristol Archives and reproduced here by their kind permission.

6.15. No. 4 Clifton Park was purchased by the school in 1934, as accommodation for boarders (Penny 1952, 21). In 1941 the boarders were moved to Tyntesfield, away from the bombing, and No.4 was let to the British Overseas Airway Company (BOAC; Penny 1952, 22). The boarders returned in 1945 (Penny 1952, 23). No.3 Clifton Park was acquired by the school in 1946, and no. 5 in 1949



(Penny, 24). In 1961 nos. 3-4 were converted into a house for the senior boarders (Glenday and Price 1977, 52).

6.16. The OS map of 1936 was compiled right at the beginning of these changes, when no.4 Clifton Park had only recently been acquired by the school. The copy of the map held in the Bristol Archives was a reprint of the 1918 edition, hand coloured by Bristol City Council. Only the main school buildings were coloured as an educational establishment.

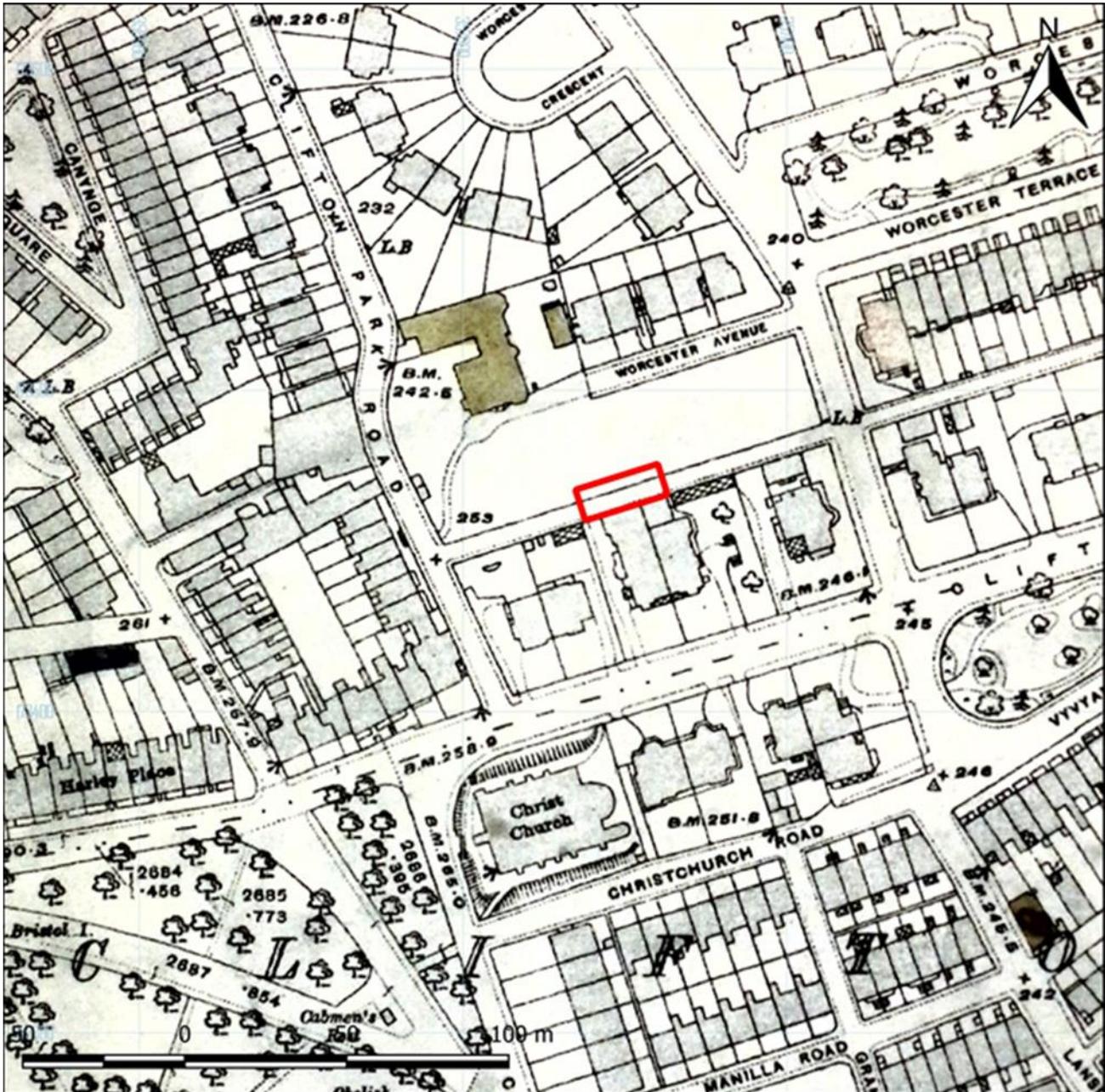


Figure 13. Extract from the OS 1936 1:2,500 map of Gloucestershire, sheet 71.16, with annotations by the City authorities. Held in the Bristol Archives and reproduced here by their kind permission.



6.17. During the Second World War a large quantity of enemy ordnance fell on the City of Bristol; the fallout (largely excluding incendiary devices) was recorded on maps, now held in the Bristol Archives. There appear to have been no direct hits on the study area, however a quantity of ordnance fell close enough to damage school grounds and property (BRO 33779/7-9). These included a high explosive device that fell on Clifton Park Road, opposite Worcester Avenue, and a similar device that fell on Clifton Park towards the junction with Vyvyan Terrace; both incidents occurred during the Good Friday Raid, 11-12 April 1941 (BRO 33779/7). Damage to school property at that time appears to have been restricted to broken windows and ceilings (Glenday and Price 1977, 59). No unexploded devices were recorded in the vicinity of the study area (BRO 33779/9).

6.18. The amended OS map of Bristol for 1945, surveyed especially for the City, shows no appreciable bomb damage in the vicinity of the study area (see Figure 14). This is the first map to explicitly indicate the study area might be part of a school. At this date the unnamed drive to the rear of nos. 1-5 Clifton Park, was still shown as ungated.

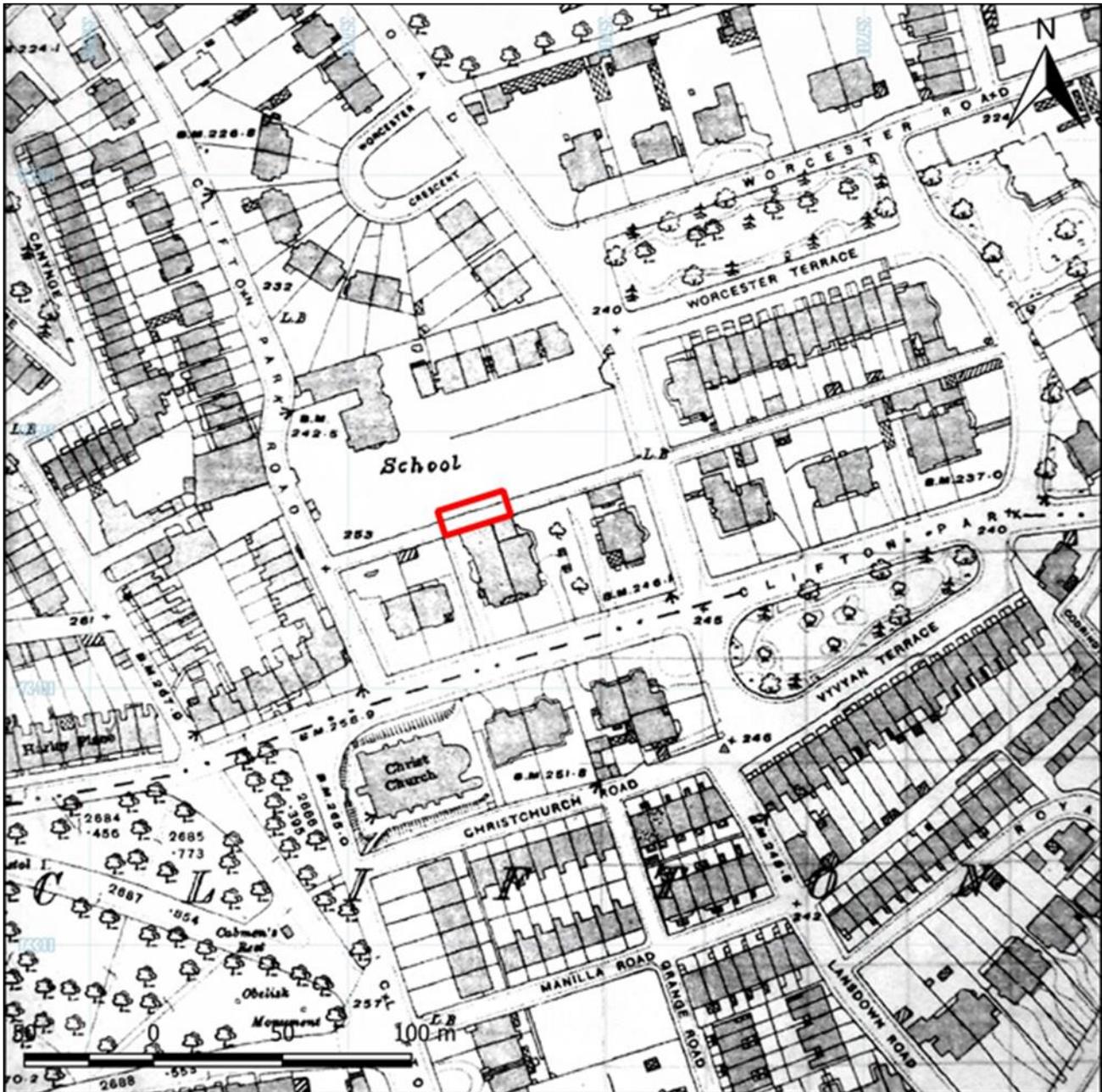


Figure 14. Extract from the OS 1945 1:2,500 map of Bristol, sheet 71.16, with amendments by the City authorities. Held in the Bristol Archives and reproduced here by their kind permission.

6.19. The latest available historic mapping in the Bristol Archives dates from the 1950s; these indicate that by 1955, both ends of the drive had been gated. Subsequently the eastern end of the drive appears to have been closed off by an extension to the rear of no. 5 Clifton Park; this probably took place in the 1970s, and was extant by 1976 (Glenday and Price 1977, 48–49).



Figure 15: The study area in the early 1950s: composite map with extracts from OS 1:2,500 Metric Series sheets ST5673NE & 5673SE (1952), ST5773NW (1953) and ST5773SW (1955).



## Preamble

- 6.20. In-line with current planning policy guidelines a statement outlining the known and potential heritage assets of the study area, together with an assessment of the likely impact upon them of the proposed development, is hereby included.
- 6.21. An assessment criteria and impact assessment methodology devised by the author for the Heritage Chapter of Environmental Impact Assessments has been adapted for use in desk-based assessments.

## Significance Criteria

- 6.22. The National Planning Policy Framework stresses the importance of retaining the heritage asset, rather than retaining a documentary record of it (DCLG 2012, 30-32). In the following scheme therefore, preservation by record of any part of the resource is viewed as an adverse impact where preservation *in situ* cannot be achieved.

Table 1: Significance Criteria

<b>Significance Criteria</b>	<b>Description of Criteria</b>
Substantial beneficial	The archaeological and cultural heritage resource is retained with: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Moderate beneficial	The archaeological and cultural heritage resource is retained, with 2-3 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Minor beneficial	The archaeological and cultural heritage resource is retained, with 1 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Negligible	The archaeological and cultural heritage resource is retained
Minor adverse	The majority of the archaeological and cultural heritage resource is retained, only peripheral elements cannot be preserved.
Moderate adverse	Some core elements of the archaeological and cultural heritage resource cannot be retained, but a substantial proportion remain.
Substantial adverse	All or a significant majority of the core archaeological and cultural heritage resource cannot be retained.



## Impact Assessment

6.23. The presence or absence of significant buried archaeological remains has yet to be determined with certainty across the study area. For the purposes of this chapter it has therefore been assumed that archaeological remains may be present in those areas of the application site affected by the proposed development.

*Table 2: Construction Zones Impact Assessment*

<b>Zone</b>	<b>Predicted Impact</b>
Areas within the application site where no construction is proposed	Negligible
Areas where demolition is proposed	Substantial adverse to the built heritage within the study area
Areas where building construction is proposed	Substantial adverse, where buried archaeological remains are present
Construction zone operating areas	Negligible to substantial adverse, where buried archaeological remains are present
Other ground surface and below ground surface modifying operations e.g. landscaping, drainage, roads	Moderate adverse to substantial adverse, where buried archaeological remains are present
Broader study area	Minor impact to heritage assets resulting from the risks generated by passing construction traffic. Minor impact on views from, to and across the study area during construction

6.24. The long-term impact on the archaeological and cultural resource is partly defined by the short-term impact. If a resource has been destroyed or modified during the construction phase then it is no longer available in its original form at a later date, i.e. the resource is finite.

*Table 3: Operational Phase Impact Assessment*

<b>Zone</b>	<b>Predicted Impact on the Heritage Resource</b>
Areas within the application site where no construction or modification is proposed, except below.	Negligible.
Areas where construction is proposed	Negligible to substantial adverse impact on buried archaeological remains, where present, resulting from potential altered drainage.
Broader study area	Negligible impact on the heritage resource. Minor to moderate impact on views from, to and across the study area.



## 7. Summary

- 7.1. The desk-based assessment has confirmed that there are two statutory heritage constraints within the study area, as it lies within the Clifton Conservation Area, while the south side of the study area adjoins the Grade II listed building, nos. 3-4 Clifton Park.
- 7.2. No previous archaeological work has been undertaken within the study area. Within 500m of the study area is a high status Iron Age site, with evidence for occupation into the Roman period. Evidence for Roman and Early Medieval activity has also been found closer to the study area, however, this is likely to be localised, since other investigations within a 500m radius have found little evidence for past activity before the 18<sup>th</sup> century.
- 7.3. Surviving records suggest this part of the parish was entirely rural and enclosed before the mid-18<sup>th</sup> century, with slowly increasing settlement in the 18<sup>th</sup> century, which peaked in the 19<sup>th</sup> century. By the mid-19<sup>th</sup> century the area had been transformed into a wealthy suburb of Bristol.
- 7.4. Nos. 1-5 Clifton Park, together with the drive to the rear and the flanking retaining wall, were all probably constructed before 1855. Clifton High School was founded c. 1877-8. Part of the study area north of the drive was probably acquired by the school in 1878, but nos. 3-4 Clifton Park were not acquired until 1936-46.



## **8. Conclusion**

- 8.1. It is unlikely the study area has been heavily disturbed since the construction of nos. 3-4 Clifton Park. There is therefore the potential for the survival of buried archaeological remains, if present.
- 8.2. Based on the limited background information available, there is a low to moderate risk for the presence of archaeological remains within the study area.
- 8.3. Nos. 3-4 Clifton Park are a Grade II listed building, while the whole study area lies within the Clifton Conservation Area; these factors will be a significant material consideration on any planning application for the study area.



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## Methodology

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2014: 4).

## Study Area

A 500m Study Area was established for the study area to contextualise the known and potential archaeological resource.

## Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the study area, but to also put these into their historical and archaeological context.



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