

SWBR22



The Soapworks (former Gardiner Haskins Homecentre), Bristol

Historic Building Recording

for Soapworks Development S.a.r.l

29/11/2022

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November 2022

Ver 1.2

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PROJECT TEAM:

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NON-TECHNICAL SUMMARY

This report was commissioned by Soapworks Development S.a.r.l presents the results of a programme of Level 1 and Level 2 Historic Building Recording undertaken as mitigation for a consented development at The Soapworks (Former Gardiner Haskins Homecentre), Straight Street, Bristol BS2 0FQ (NGR 359716, 172899) (Illus.1). The Grade II listed soap pan building (Building 1), in addition to the western façade of Building 2 and the northern and eastern elevations of Building 2, will be retained. Other elevations will be removed and the internal fabric of Buildings 2 – 6 will be demolished.

The Level 1 survey was carried out prior to internal soft stripping by Headland Archaeology on 22nd July 2022 and the Level 2 survey was carried out by Avon Archaeology Ltd following soft stripping between the 24th and 26th October 2022.

Five phases of construction and use of the buildings were identified through site observation and documentary research. Phase 1 (pre-1880) fabric pertaining to an earlier factory building likely built in 1811 was recorded in areas of Buildings 1 and 5. Buildings 1 and 4 were shown to date primarily to Phase 2 (1881-1902), although heavily altered during later phases, despite some claims that Building 1 dates to 1841. Most of the external elevations of Building 1 date to Phase 2, with clear alterations to windows and openings due to the 1902 (Phase 3) fire. Parts of Building 4's Phase 2 Straight Street façade may remain in-situ, although obscured, at lower ground floor level. A significant finding of the Level 2 survey was the presence of Phase 2 fabric in the southern and western elevations of Building 4; however, only parts of its western elevation are of Phase 2 date. Buildings 2, 3, 5 and 6 were constructed during Phase 3 (1902 – 1920) following a devastating fire. Significant alterations to the buildings were made during Phases 4 and 5, not least due to the reuse of the factory as Gardiner Haskins Homecentre during Phase 5. The Phase 5 remodelling of the Soapworks complex included the erection of stud walling against the historic building fabric and insertion of suspended ceilings throughout the buildings; the creation of new partitions and openings and the removal and blocking of older redundant ones; the insertion of decorative elements such as fairly ornate staircases and decorative wooden radiator panels; and the construction of Buildings 7 and 8. Perhaps the most significant alteration of this phase was the removal and replacement of the 1880s (Phase 2) façade of Building 4.

The Soapworks complex is an example of an early 19th – 20th century factory complex, expanded and changed throughout its time as a factory, and much altered by its reuse as a mid-20th to early 21st century retail centre. Mid- to late-20th century changes made during its use as a retail centre led to the loss of some historic fabric and presumably most, if not all, of its factory-related fixtures and fittings. However, a surprisingly large proportion of the historic fabric of the buildings remains in situ and was merely hidden by Gardiner Haskins Homecentre through the installation of stud walling and retail-related fixtures and fittings. A larger amount of historic fabric loss actually occurred during the late 19th century and early 20th century, associated with the replacement of the 1811 factory with the 1880s – 1920s factory.

Overall, the building is in a good state of repair. Its intended function had been largely lost internally due to the removal of factory-related fixtures, fittings and evidence for processes in the 20th century, though its external appearance and internal structure survives. Its subsequent use as a retail centre has been entirely lost through the removal of retail-related fixtures and fittings.

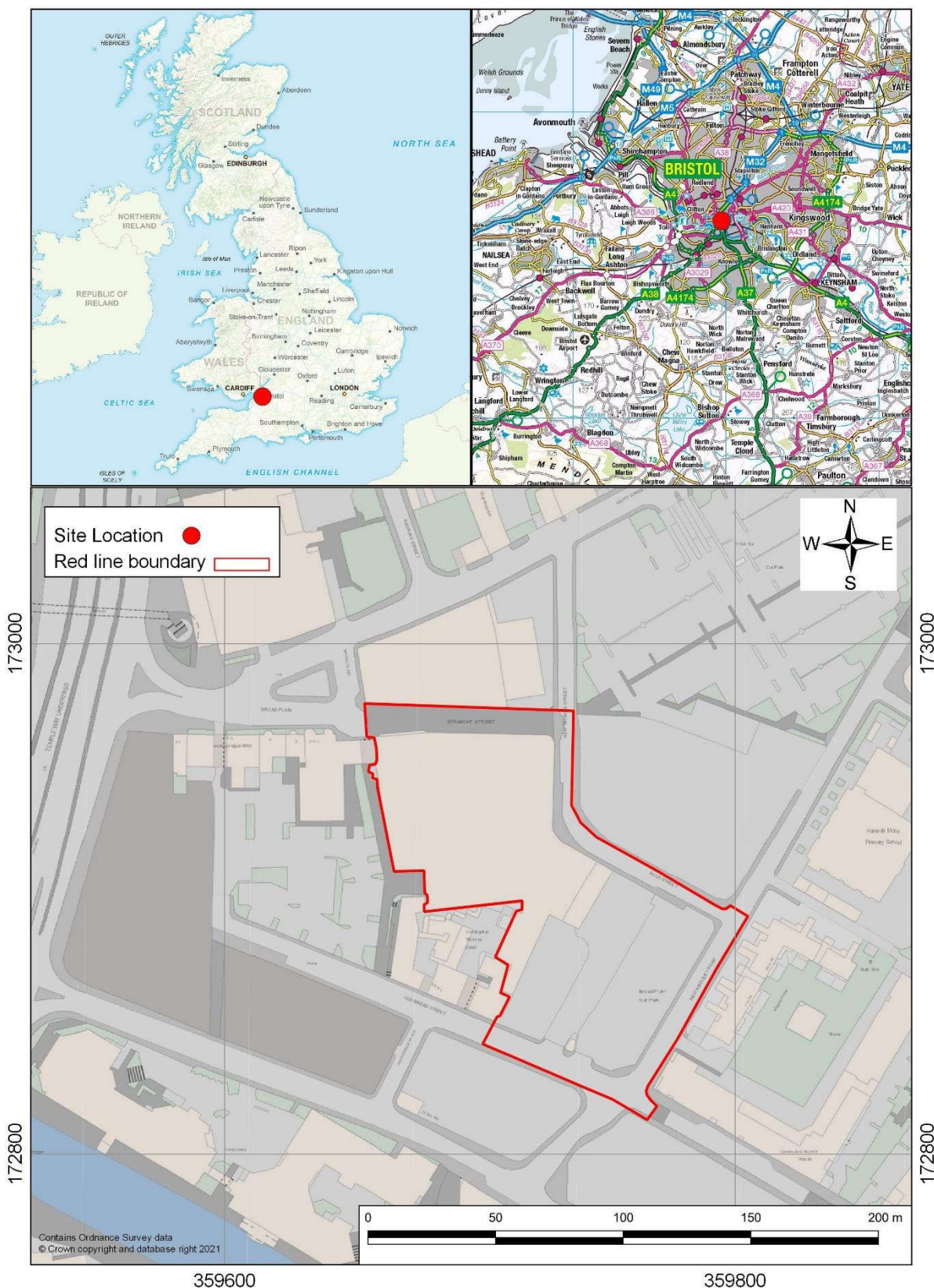
This report represents a permanent photographic, drawn and documentary record of The Soapworks prior to and during its alteration. The project archive will be deposited with Bristol Museums (accession number pending) and the ADS, and a copy of this report uploaded onto OASIS within 12 months of issue under the entry headland1-511339.

LEVEL 1 AND LEVEL 2 HISTORIC BUILDING RECORDING

1. INTRODUCTION

1.1. PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Soapworks Development S.a.r.l presents the results of a programme of Level 1 and Level 2 Historic Building Recording undertaken as mitigation for a consented development at The Soapworks (Former Gardiner Haskins Homecentre), Straight Street, Bristol BS2 0FQ (NGR 359716, 172899) (Illus.1). The Grade II listed soap pan building (Building 1), in addition to the western façade of Building 2 and the northern and eastern elevations of Building 2, will be retained. Other elevations will be removed and the internal fabric of Buildings 2 – 6 will be demolished.
- 1.1.2. The planning application (reference 20/01150/F), approved on 9th December 2021, describes the development proposal thus:
... demolition works and refurbishment of listed Soap Pan building to provide mixed use development comprising: 243 residential dwellings (Class C3); 2,790 sqm GIA of new flexible retail, leisure and commercial space (Class A1, A2, A3, A4 and D2); 15,467 sqm GIA business space together with associated plant space, amenity space, parking and vehicular servicing arrangements, public realm, landscaping and associated works.
- 1.1.3. A second planning application (reference 20/04633/LA) specifically concerning changes to the built environment on the site was also approved on 9th December 2021. This application is for
External, internal alterations, conservation and repair of the Grade II listed 'Soap Pan' building ('Building 1'); Demolition works to attached buildings forming part of the Soapworks complex (part-'Building 2', 'Building 3', part-'Building 4', 'Building 5' and 'Building 6'); Alterations and conservation of the retained facade of 'Building 2' (north elevation fronting Straight Street); and Alterations, conservation and repair of the part-retained facade of 'Building 4' (west elevation fronting Sles Lane).
- 1.1.4. Two conditions were placed on permission on both planning applications, one regarding archaeological remains and one regarding built heritage. The Historic Building Recording reported on here was carried out to fulfil the built heritage conditions, Conditions 7 and 17.
- 1.1.5. Condition 17 (planning ref, 20/01150/F) and Condition 7 (planning ref. 20/04633/LA) state:
No redevelopment or refurbishment of existing buildings at the site shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording must be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority and submitted to the Historic Environment Record (HER), the archive should then be submitted to Bristol City Museum and a hard copy to Bristol Record Office.
Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.
- 1.1.6. In accordance with the WSI, produced by Headland Archaeology in 2022, two phases of Historic Building Recording were carried out. The first, a Level 1 survey, recorded the buildings prior to soft stripping and was an internal survey only. A Level 2 survey of both the interior and the exterior was then carried out once the internal soft stripping had been completed.
- 1.1.7. The Level 1 survey was carried out and reported on by Emma Ings of Headland Archaeology and the Level 2 survey was carried out and reported on by Gareth Dickinson and Kevin Potter of Avon Archaeology Ltd. This document serves as a final combined report, detailing the results of both phases of survey and providing a photographic and written description of the Soapworks complex prior to the planned alterations, in order to create a permanent record of the buildings as they exist at present.
- 1.1.8. This approach is consistent with the requirements of national and local planning policies on the historic environment in the planning process (see Part 2).



Illus 1. Site Location and red line boundary

1.2. SITE DESCRIPTION

- 1.2.1. The site is located on Straight Street, Bristol at NGR 359716, 172899 (nearest post code BS2 0FQ). The site is irregular in plan, encompassing an area of 1.9 ha containing 15,307 sqm of existing floorspace of the Gardiner Haskins Homecentre. The site lies at a height of 12 m AOD to the north and 9 m AOD to the south.
- 1.2.2. The site is bounded by Straight Street to the north, New Kingsley Road to the east and Old Bread Street to the south. The north-eastern boundary conforms to New Thomas Street and Russ Street, which form a dog leg and a large car par to the north-east. To the west of the site is a large car park and some small mixed-use buildings which line Broad Plain. Within the south-west corner, and excluded from the site, is a modern development known as Christopher Thomas Court.
- 1.2.3. The site contains the Grade II listed Soap Pan building (NHLE 1202607). On the basis of historic phasing, the complex has been subdivided into six separate buildings (Illus. 2), discussed further in Section 6.

2. LEGISLATION, POLICY AND GUIDANCE

2.1. STATUTORY PROTECTION

- 2.1.1. Building 1 of the Soapworks complex is a Grade II listed building. Listed buildings are protected by the Planning (Listed Buildings and Conservation Areas) Act (1990). Section 1 of the Act requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of these heritage assets, including their setting.
- 2.1.2. Buildings on the list are assessed and graded against the criteria of architectural and historic interest. Buildings listed at Grade I are defined as those considered to be of exceptional interest. Grade II* listed buildings are particularly important buildings of more than special interest, while Grade II listed buildings are of special interest. This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. 'group value'.
- 2.1.3. Relevant Statutory Tests of the Act are as follows:
Section 66: General duty as respects listed buildings in exercise of planning functions.
(1) In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

2.2. NATIONAL PLANNING POLICY FRAMEWORK

- 2.2.1. The National Planning Policy Framework (NPPF, 2021¹) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by the development, including any contribution made by their setting.
- 2.2.2. Heritage and conservation forms one of the core planning principles of NPPF:
(189) "[Planning should conserve heritage assets] in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations."
- 2.2.3. This report contributes to meeting the following Policies on the historic environment contained in the document (paragraph numbers in bold text)².
(206) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

2.3. LOCAL PLANNING POLICY

- 2.3.1. Policy BCS22 of the Core Strategy of Bristol City Council's Local Plan (adopted June 2011)³ sets out the overall approach to heritage:

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf

² Government guidance on the application of the policies contained within the NPPF is available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ <https://www.bristol.gov.uk/files/documents/64-core-strategy-web-pdf-low-res-with-links/file>

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*

2.3.2. Policy DM31 of the Site Allocations and Development Management Policies of Bristol City Council's Local Plan (adopted July 2014)⁴ provides greater detail in terms of a set of principles for conserving the historic environment. The General Principles of the policy relevant to this report are:

Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.

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.

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.

2.3.3. The policy then continues with guidance on how to understand, conserve and record heritage assets which are anticipated to be impacted by development proposals.

2.3.4. Guidance laid out in Supplementary Planning Document 7: Archaeology and Development (adopted March 2006)⁵ has also been followed.

⁴ <https://www.bristol.gov.uk/files/documents/2235-site-allocations-bd5605/file>

⁵ <https://www.bristol.gov.uk/files/documents/2668-spd-07-archaeology-and-development/file>

3. GUIDANCE

- 3.1.1. This report has been prepared with reference to the Chartered Institute for Archaeologists' (CIfA's) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019 and 2020) and *Code of Conduct* (2014, revised 2019), and Historic England's guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

3.2. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 3.2.1. Headland Archaeology (UK) and Avon Archaeology Ltd are Registered Organisations with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 3.2.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 3.2.3. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001 (Quality Management), ISO 45001 (health and safety management) and ISO 14001 (environmental management).
- 3.2.4. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100065113.

4. AIMS AND OBJECTIVES

- 4.1.1. In accordance with the WSI, two phases of Historic Building Recording were carried out. The first, a Level 1 survey, recorded the buildings prior to internal soft stripping. A Level 2 survey was then carried out once the internal soft stripping had been completed. The Level 1 survey was carried out and reported on by Emma Ings of Headland Archaeology and the Level 2 survey was carried out and reported on by Gareth Dickinson and Kevin Potter of Avon Archaeology Ltd. This document serves as a final combined report, detailing the results of both phases of survey.
- 4.1.2. A Level 1 survey is a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. A Level 2 survey is a **descriptive record** and analysis of both the exterior and interior of the building but will not discuss in detail the evidence on which this analysis is based.
- 4.1.3. The objectives of the works were as follows: -
- To create an internal and external photographic record of Buildings 1 - 6;
 - To prepare a report on the record, including written summary descriptions of Building 1 - 6;
 - To photograph anything of particular architectural interest or merit;
 - To present a location plan as existing, indicating the location and orientation of all photographs;
 - To submit the final report to the Bristol HER and ADS Grey Literature Library and prepare an OASIS summary record; and
 - Submit an ordered digital archive to the ADS.

5. METHODOLOGY

5.1. GENERAL

- 5.1.1. The Level 1 survey was undertaken on 22nd July 2022 and the Level 2 survey was undertaken between 24th and 26th October 2022, in accordance with the methodology described in Historic England (2016).
- 5.1.2. The site work and reporting was undertaken by an associate of the Chartered Institute for Archaeologists with expertise in historic building recording, with supervision and technical review by a member of the Institute of Historic Building Conservation (IHBC).
- 5.1.3. During the survey, each room was given a unique identifier corresponding to the building and floor level to which it belonged.

5.2. THE DRAWN RECORD

- 5.2.1. In accordance with Historic England (2016) para 4.3.3, the drawn record (Appendix 1 and 2) was as follows:
- Site location;
 - Measured plans and elevations of the recorded buildings; and
 - A photograph location plan

5.3. THE PHOTOGRAPHIC RECORD

- 5.3.1. In accordance with Historic England (2016) para 4.4.8, the photographic record (Appendix 1 and 2) was as follows:
- General views of the structure in its wider setting
 - Square/oblique views of the structure's exposed elements
 - Oblique views showing the overall appearance of the exterior and interior of the structure
 - Selected detail images where appropriate, including fixtures and fittings.
- 5.3.2. The camera used for the survey was a high resolution digital SLR camera (Nikon D7200) with 24.2 megapixel resolution. Files were collected in JPEG format.

5.4. THE WRITTEN RECORD

- 5.4.1. In accordance with Historic England (2016) para 4.5.2, the written record (this report) includes the following:
- Precise location of the buildings/grid reference (see Introduction)
 - Notes on designation status (see Summary, Section 7)
 - The date and name of the recorder, and location of archive
 - A longer summary statement, summarising the buildings' form, function, date and sequence of development, architects, builders, patrons and owners where known, written with reference to Brunskill 1978.

5.5. DOCUMENTARY RESEARCH

- 5.5.1. A documentary research exercise has been undertaken to supplement the record. This has comprised carrying out a search of the following sources to assist in the description of the Soapworks' development, use and significance:
- Historic OS and pre-OS mapping;
 - Documents held by Bristol HER and Bristol Archives; and

- Online sources.

5.6. LIMITATIONS

- 5.6.1. During the Level 1 survey, several rooms could not be accessed either because they had no lighting and therefore were deemed unsafe to enter or because their entrances could not be opened. These were Rooms LG.5, LG.9, FSTM.1, FSTM.2, FST.8, FST.9, S.1, T. 2, TM.3, FOR.2, FIF.2 and FIF.7.
- 5.6.2. Although all areas of the complex could be accessed during the Level 2 survey, little lighting was present in each room due to the internal soft stripping that was carried out between the two surveys. Therefore, elements of the photographic record of the Level 2 survey were affected by these lower light levels.

6. HISTORICAL BACKGROUND

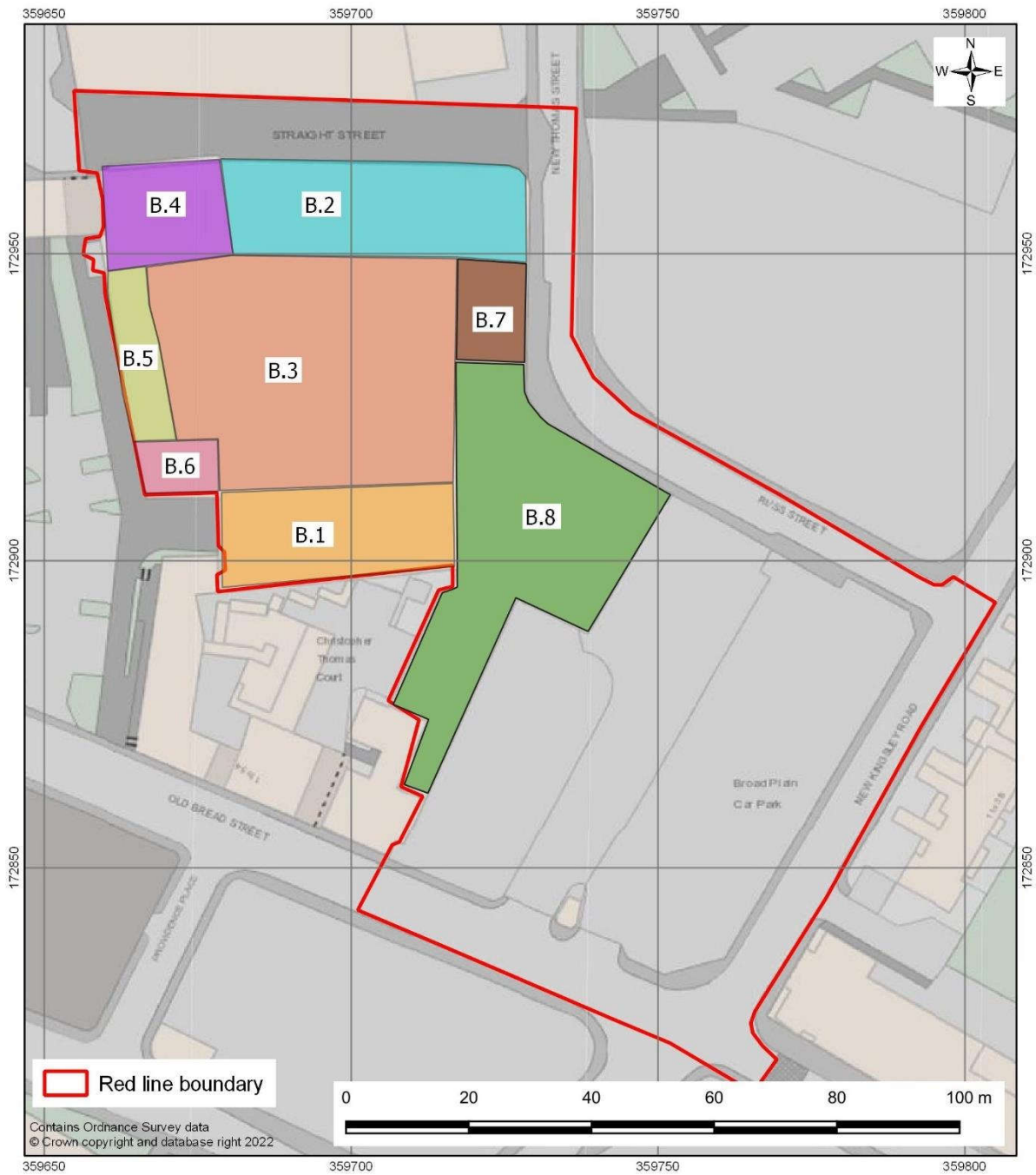
6.1. DESIGNATION STATUS

- 6.1.1. The site contains the Grade II listed Soap Pan building and Gardiner Haskins Homecentre buildings (NHLE 1202607). The Historic England listing description for the building states:

Soap works, now warehouse. Lower stages 1841/3, upper 1882. For Christopher Thomas and Brothers. Brick, roof not visible. Open plan. 5 storeys; 7-window range. Shallow full-height segmental-arched recesses have segmental-arched windows with iron frames; a polychrome Florentine battlemented parapet, with decapitated corner turrets and octagonal SW chimney; gable ends each of similar 2-window range with oculi. INTERIOR: entirely reconstructed. HISTORICAL NOTE: Built for Charles Thomas Brothers' soap works. Loxton's engraving (c1890) shows machicolated towers to the E end, and a bellcote to the gable of the W end. The conventional stripped elevations are embellished with distinctly Florentine or Sieneese Quattrocento details; it is a prominent townscape feature.

6.2. THE HISTORY OF THE SOAPWORKS

- 6.2.1. A full historic background is given in the Level 2 survey report (Appendix 2). The history of the Soapworks is briefly summarised here.
- 6.2.2. Prior to 1811, the site was under mixed use. A soapworks is thought to have first been built on the site in 1811. The principal building of this early factory is shown on historic mapping as L-shaped in plan. Several smaller buildings, likely associated with the complex, are shown both inside and outside of the site. A probable row of terraced properties is also depicted in the north-west corner of the site, on the footprint of Building 4. This early factory was probably occupied by Fry Fripp & Co, who acquired the site in c.1783.
- 6.2.3. The present Soapworks complex consists of six buildings of 19th – 20th century date (Illustration 2). These are:
- Building 1: Gardiner's Warehouse, former Soap Pan Building. Dating to the mid-late 19th century, this building underwent a devastating fire in 1902 and was subsequently partially rebuilt. Internally, the building is structurally complete, although it appears that the upper floors have been altered post-1902. This building is Grade II Listed.
 - Building 2: This building was constructed between 1912-1915 as a 'works department', consisting of a 'steel framed building with steel and concrete floors and a steel trussed roof'. The building is a large four storey block on Straight Street and appears to have undergone some minor alterations since its construction.
 - Building 3: built on the site of the earliest soapery, it was constructed between 1912-1919 as part of the Lever rebuilding operations. It appears to have undergone some minor alterations since its construction.
 - Building 4: used for cotton oil refining and storage as a glycerine factory. The present building contains elements of the original 1880s structure although it was rebuilt in 1902.
 - Building 5: a replacement of two former buildings that previously occupied its original footprint. It was likely erected between 1912-1920.
 - Building 6: constructed between 1912-1919, the first floor of this building was being used for Melting Out Stage and Bleaching Palm Oil. It appears to have undergone some minor alterations since its construction.
 - Although not formally part of the historic building survey project, Buildings 7 and 8 formed part of the Gardiner Haskins Homecentre and interacted with Buildings 1, 2 and 3. They were therefore recorded along with Building 1 – 6. They are of primarily post-1958 date.



Illus 2. Recorded buildings (prefixed 'B') within the Soapworks complex

7. RESULTS

- 7.1.1. Appendix 1 contains the photographic and drawn results of the Level 1 survey. Appendix 2 contains the photographic and drawn results of the Level 2 survey. Photograph and illustration numbers are depicted in brackets and bold type and the locations of all photographs are illustrated on the drawings found in the appendices.
- 7.1.2. The Soapworks is a complex of six buildings of between four and six storeys dating to the late 19th to the mid-20th century. Building 1 of the complex is Grade II Listed. Several modern additions and extensions to these six buildings as well as several ancillary buildings have been added in the recent past by Gardiner Haskins Homecentre (these are referred to throughout the text as 'Other' or 'Other Buildings'). The complex is surrounded on all sides by 20th century commercial and residential development, including other premises of Gardiner Haskins. The significance of the Soapworks complex lies in its architectural interest as an example of late 19th – early 20th century industrial site and as an example of a mid-20th century department store; it also derives significance from its historical association with the soapmakers Christopher Thomas and Brothers, an important business in 19th century Bristol's manufacturing industry. This interest includes the fabric of the building itself and its external and internal architectural features. The prominence of the Soapworks within the Bristol skyline means that the current setting of the complex is large and is not restricted to merely the buildings or their immediate surroundings.

LAYOUT OF BUILDINGS

- 7.1.3. Each room was given a unique identifier by which it is referred to throughout the following text. The location of the rooms is given in Table 1 below and are shown on the relevant drawings within Appendices 1 and 2.

Table 1: Rooms within each building

		Building Number							
		Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8
Floor	Basement			BM.1		BM.2	BM.3		
	Lower Ground Floor	LG.1 - LG. 3	LG.4, LG. 5	LG. 6, LG. 13	LG. 7	LG. 8	LG. 9	LG. 10	LG. 11, LG. 12
	Ground Floor				G. 1			G. 2	
	First Floor	FST. 1 - FST. 3	FST. 4, FST. 5	FST. 6	FST. 7	FST. 8	FST. 9	FST. 10	
	First Floor Mezzanine			FSTM .1, FSTM. 3		FSTM. 2		FSTM. 4, FSTM. 5	
	Second Floor		S. 1, S. 2		S. 3, S. 4				
	Third Floor	T. 1, T. 2		T. 3, T. 4		T. 5		T. 6	
	Third Floor Mezzanine	TM. 1 – TM. 4							
	Fourth Floor	FOR. 1, FOR. 2			FOR. 3, FOR. 4				
	Fifth Floor	FIF. 1, FIF. 2	FIF. 3 - FIF. 6					FIF. 7	
Sixth Floor				SI. 1 – SI. 10					

LEVEL 1 HISTORIC BUILDING RECORDING

BUILDING 1

- 7.1.4. Building 1 contained five full floors and one mezzanine floor; it did not contain a basement. Its interior was remodelled following the fire of 1902. A modern lift ran through all floors of the building on its northern side. The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2. The building is Grade II Listed.

Lower Ground Rooms LG. 1 – LG. 3 (Illus. 9 – 12)

- 7.1.5. Due to the lack of modern additions, many of the early features of the rooms could be seen; these were surveyed in detail during the Level 2 survey (Appendix 2). The description below therefore focuses on the elements of each room which are believed to relate to the Gardiner Haskins Homecentre.
- 7.1.6. The elevations of Rooms LG. 2 and LG. 3 were of painted or bare brick of English garden bond. All the rooms had concrete flooring. The ceilings differed, with Room LG. 1's ceiling consisting of seven rendered brick vaulted arches running on a north-south alignment, and Room LG. 3's ceiling consisting of brick arches running north to south. Room LG. 1 could be entered either through two arch-topped openings at its eastern end, the lift on its northern side, or a modern wooden doorway in its north-western corner. Rooms LG. 2 and LG. 3 were accessed through a wooden doorway and corridor on the western side of Room LG. 1; Room LG. 3 could also be accessed from outside through a modern double doorway. Rooms LG. 1 and LG. 3 contained early 20th century crittel windows.
- 7.1.7. Modern stud walling was present only within the northern wall of LG. 1; its elevations were primarily rendered, with some modern painting in some areas. A painted metal staircase of probable 20th century date took up much of Room LG. 2. Room LG. 1 was lit with strip lighting whilst Rooms LG. 2 and LG. 3 were lit with wall lights. A mid- to late 20th century sign relating to the building's use by Gardiner Haskins was noted on the southern wall of Room LG. 3. Apart from the lift which ran throughout the building, no other modern fixtures or fittings were seen.

First Floor Rooms FST. 1 – FST. 3 (Illus. 29 – 33)

- 7.1.8. Room FST. 1 was accessed through a large opening in its north-eastern corner. Its eastern half had laminate flooring whilst its western half was primarily carpeted. A partially removed suspended ceiling spanned the entirety of the room, onto which were attached hanging wall lights. The historic fabric of the building could be seen above the suspended ceiling and appeared to be relatively unaltered.
- 7.1.9. The room contained many features relating to Gardiner Haskins including stud walling and buttresses on every elevation. In the eastern half of the room, many shop 'stalls', created using timber framed plywood partition walls, were still present, many with signs associated with the goods that were traded from them still attached. The western half of the room was open-plan and contained modern freestanding shelving and wooden office furniture. Along the eastern side of the room, several offices had been created using timber framed plywood partition walls. The modern fixtures and fittings below the level of the suspended ceiling completely obscured any historic building fabric.
- 7.1.10. Rooms FST. 2 and FST. 3 could not be accessed.

Third Floor Rooms T. 1 and T. 2 (Illus. 51 – 54)

- 7.1.11. Room T. 1 was accessed through a large opening in its north-eastern corner. It was carpeted throughout. A partially-removed suspended ceiling spanned the entirety of the room, onto which were attached strip lights. The third floor mezzanine could be seen above the north-western elevation of Room T. 1; the suspended ceiling had clearly been inserted in order to divide what was originally one room into two floors. The historic fabric of the building could be seen above the suspended ceiling and, apart from the insertion of the third floor mezzanine, appeared to be relatively unaltered.
- 7.1.12. The room contained many features relating to its use by Gardiner Haskins, including stud walling and pilasters on every elevation. The room was more open plan than Room FST. 1 below, but many painted signs on the stud walling advertising the goods or services traded in each area were still present. Two modern stairways abutting the northern wall of the room provided access into the third floor mezzanine above. The modern fixtures and fittings below the level of the suspended ceiling, where in situ, completely obscured any historic building fabric.
- 7.1.13. Room T. 2 could not be accessed.

Third Floor Mezzanine Rooms TM. 1 - TM. 2 (Illus. 51 and 65 – 68)

- 7.1.14. The third floor mezzanine consisted of four offices accessed by means of a short staircase in the northern side of Room T. 1, leading into Room T. 1, or by a separate flight of stairs between Rooms TM. 3 and TM. 4, again connecting it to Room T. 1. The rooms were carpeted throughout and were lit by strip lighting. They were separated from each other and the suspended ceiling of Room T. 1 by timber framed plywood partition walls, and stud walling had been inserted on the northern side of the rooms, hiding the historic building fabric which lay behind it.

Fourth Floor Rooms FOR. 1, FOR. 2 and Fifth Floor FIF. 1 and FIF. 2 (Illus. 69 – 71 and 75 – 77)

- 7.1.15. Rooms FOR. 1 and FIF. 1 could only be entered by the stairway at the western side of the building which connected them to Room LG. 2 below. The rooms contained very few modern features apart from strip lighting, aluminium ducting, modern roofing and the modern lift which ran through all levels of the building. These rooms were in the same condition when surveyed in detail during the Level 2 survey (Appendix 2) and are therefore not discussed further here.
- 7.1.16. Rooms FOR. 2 and FIF. 2 could not be accessed.

BUILDING 2

- 7.1.17. Building 2 contained four floors; it did not contain a basement. It was built between 1912 and 1915 to replace a two storey building seen on an image dating to c.1890 (see Appendix 2). The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2.

Lower Ground Floor Rooms LG. 4 and LG. 5 (Illus. 9 and 13 – 16)

- 7.1.18. Room LG. 4 was accessed through the main eastern entrance to the lower ground floor of Gardiner Haskins and formed the northern side of a much larger open space. Internal stud walling had been erected against the original fabric of the walls, some of which had been removed at the time of the survey. The space was interspersed with regular square pillars that were built around existing metal cylindrical pillars. The westernmost area of the room was separated from the main body of the room by timber framed plywood partition walls, creating a separate trading area with many of the shop fixtures and fittings still present. In most of the room, the floor was laminated and a suspended ceiling containing backlit ceiling panels ran throughout. A small, segregated area in the north-eastern corner of the room had concrete flooring and a ceiling made of timber and rendered brick or concrete. This area had clearly been unaltered by Gardiner Haskins and represented an earlier phase of use of the building.
- 7.1.19. Room LG. 5 could not be accessed.

First Floor Rooms FST. 4 and FST. 5 (Illus. 29, 34 and 35)

- 7.1.20. Room FST. 4 was accessed through the main eastern entrance to the first floor of Gardiner Haskins and formed the northern side of a much larger open space. The space was interspersed with regular square pillars, presumably built around existing upright steel framing or pillars. The floor was a mixture of laminate floor and carpet and a suspended ceiling containing backlit ceiling panels ran throughout the room. In the western half of the room, many shop 'stalls', created using timber framed plywood partition walls, were still present. At the north-western corner of the room, next to the doorway leading into Room FST. 7, a small area of stud walling had been removed, revealing an earlier tiled wall behind. It is not known whether this dates to an earlier period of Gardiner Haskins Homecentre or to an earlier phase of the building's history.
- 7.1.21. Room FST. 5 could not be accessed.

Second Floor Rooms S. 1 and S. 2 (Illus. 42)

- 7.1.22. Due to lack of lighting, Rooms S. 1 and S. 2 could not be accessed.

Fifth Floor Rooms FIF. 3 - FIF. 6 (Illus. 75 and 78 – 82)

- 7.1.23. Room FIF. 3 could be accessed via the staircase leading to it from Room FOR. 3 or from a staircase leading to it from Room T. 3; the entrance to this staircase was marked in Room FIF. 3 by upright panels. Its floor was carpeted and a suspended ceiling containing backlit ceiling panels and strip lights ran throughout the room. One slim metal pole running from the floor to the ceiling lay near the centre of the room. Stud walling had clearly been erected in front of historic walling in the north and south of the room, which was revealed behind small areas of removed stud walling. In the north-western corner of the room, a metal radiator was visible behind the stud wall; it is not known whether this dates to an earlier period of Gardiner Haskins Homecentre

or to an earlier phase of the building's history. The windows which ran the length of the northern and southern walls of the room are discussed in detail in the Level 2 survey (Appendix 2).

- 7.1.24. Rooms FIF. 4 and FIF. 6 were accessed through a modern doorway in the south-eastern corner of Room FIF. 3. Room FIF. 6 was a carpeted landing leading to FIF. 7 (unable to be accessed during the survey) and a staircase leading to lower levels. Room FIF. 4 was subdivided into two smaller rooms by means of a timber framed plywood partition wall. Both rooms had laminate flooring and were covered with a wooden plank ceiling. The northern-most room had been a staff kitchen, as evidenced by the kitchen units still in situ. The windows which ran the length of the northern walls of the room are discussed in detail in the Level 2 survey (Appendix 2).
- 7.1.25. Room FIF. 5 was a small room accessed only from Room FIF. 4. The room was carpeted and sported a suspended ceiling with strip lighting, and stud walling had been erected on every wall. A timber framed plywood partition wall orientated north to south in the eastern side of the room segregated a small area containing a chimney.

BUILDING 3

- 7.1.26. Building 3 contained four floors and a basement. It was built between 1912 and 1919 on the footprint of earlier structures, including part of the original factory. The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2.

Basement Room BM. 1 (Illus. 3 - 5)

- 7.1.27. The modern features within the room which clearly related to Gardiner Haskins Homecentre, namely shelving and a storage cupboard, were still in place when the Level 2 survey was carried out. A detailed description of the room has been given in the Level 2 survey report (Appendix 2) and therefore this room is not discussed here. At the time of the Level 1 survey, the room was lit with strip lighting and provided storage for Gardiner Haskins Homecentre.

Lower Ground Floor Rooms LG. 6 and LG. 13 (Illus. 9, 16, 17 and 28)

- 7.1.28. Room LG. 6, a large retail area, was accessed through the main eastern entrance to the lower ground floor of Gardiner Haskins and formed the central part of a much larger open space. The space was interspersed with regular square pillars that were built around existing metal square girder uprights. The floor was laminated and a suspended ceiling containing backlit ceiling panels ran throughout the room. Stud walling had been erected against the historic fabric of the walls. Near the centre of the room was an enclosed modern staircase and stairwell leading to the upper floors.
- 7.1.29. Room LG. 13 was located at the southern edge of Building 3 and formed a corridor between Rooms LG. 6 and LG. 1. The corridor was orientated east to west between Rooms LG. 9 and LG. 12 and connected all four rooms, as well as providing access to the basement. The northern wall of Room LG. 13 was constructed of grey breeze blocks built against upright iron girders whilst the southern wall was rendered, and the floor was of concrete. Room LG. 13 was lit with strip lighting. No further modern fixtures and fittings were noted.

First Floor Room FST. 6 (Illus. 29, 36 and 37)

- 7.1.30. Room FST. 6, a large retail area, was accessed through the main eastern entrance to the first floor of Gardiner Haskins and formed the central area of a much larger open space. The space was interspersed with regular square stud wall pillars, presumably built around existing metal girders or pillars. The floor was a mixture of laminate floor and carpet. A suspended ceiling, containing backlit ceiling panels in the eastern half of the room and strip lighting in the western half of the room, ran throughout. In the western half of the room, many shop 'stalls', created using timber framed plywood partition walls, were still present. Several Gardiner Haskin signs remained in situ. The first floor mezzanine ran over the top of the eastern side of the room and could be accessed by two staircases from Room LG. 6.

First Floor Mezzanine Rooms FSTM. 1 and FSTM. 3 (Illus. 42 - 45)

- 7.1.31. FSTM. 3 was a mezzanine floor, previously the location of a café, located above FST. 6 and accessed from FST. 6 via staircases at its northern and southern ends. The room had laminate flooring and a suspended ceiling which was fitted with circular lights. The historic fabric of the northern and eastern walls of the room was overlaid with stud walling. The southern 'wall' of the room was formed by a chest-height solid balcony. Along the southern side of the room was a row of six square pillars; these appear to have been modern insertions rather than adaptations to existing girders or pillars. Five windows were set into the northern wall; these are discussed in more detail in the Level 2 survey (Appendix 2). The café counter and associated fixtures and fittings remained in place at the western end of the floor.

7.1.32. Due to lack of lighting, Room FSTM. 1 (containing a large storage area and several offices) could not be accessed.

Third Floor Rooms T. 3 and T. 4 (Illus. 51 and 55 - 59)

7.1.33. Room T. 3, a large retail area, could be accessed via the staircase in T. 6 which connected it to lower levels of the building. Its floor was a mixture of carpet and laminate and a suspended ceiling containing backlit ceiling panels ran throughout the room. Several ceiling panels had been removed, revealing the metal roof and its metal framing. The space was interspersed with regular square pillars, presumably built around existing metal cylindrical pillars. Stud walling had clearly been erected in front of the historic walling throughout the room, which was revealed behind small areas of removed stud walling. Several upright timber framed plywood panels demarcating distinct trading areas were present in the north-eastern corner of the room. In the western side of the room, a metal light switch attached to one of the pillars was noted. It is highly likely that this dates to an earlier, perhaps original, period of Gardiner Haskins Homecentre.

7.1.34. The modern features within Room T. 4 (containing a retail area and several offices) which clearly related to Gardiner Haskins Homecentre, namely strip lighting, were still in place when the Level 2 survey was carried out. A detailed description of the room has been given in the Level 2 survey report (Appendix 2) and therefore this room is not discussed here.

BUILDING 4

7.1.35. Building 4 contained six floors; it did not contain a basement. It was constructed in 1881/1882 on the footprint of an earlier 19th century Soapworks building and former residential properties. The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2.

Lower Ground Floor Room LG. 7 (Illus. 9, 18 and 19)

7.1.36. Room LG. 7 was a retail area and was accessed through Room LG. 4. The space was interspersed with regular square pillars that were presumably built around existing metal square girder uprights. The floor was laminated and a suspended ceiling containing backlit ceiling panels ran throughout the room. Stud walling had been erected against much of the historic fabric of the walls, although did not seem to have been erected against the northern wall of the room. Several fixtures and fittings relating to the Gardiner Haskins Homecentre, such as signage, remained in situ. In the north-east corner of the room was a small brick-walled storage room containing modern shelving and lit by a strip light.

Ground Floor Room G. 1 (Illus. 9)

7.1.37. Room G. 2 provided access to the shop front and display and contained the main staircase entrance to the building from Straight Street. It had a laminate floor, suspended ceiling with strip lighting, and stud walling.

First Floor Room FST. 7 (Illus. 29, 38 and 39)

7.1.38. Room FST. 7 was a retail area and was accessed through Rooms G. 1, FST. 6 and a staircase to its south leading to upper floors of the building. The space was interspersed with regular square pillars, possibly built around existing metal girders or pillars. The floor was a mixture of laminate floor and carpet. A suspended ceiling containing square and circular ceiling lights ran throughout the room. A plethora of fixtures and fittings relating to Gardiner Haskins Homecentre remained in situ, including many shop 'stalls' and display walls, created using timber framed plywood partition walls; a customer services desk in its south-eastern corner; and a laminate floor mezzanine orientated east to west running along its northern wall.

Second Floor Rooms S. 3 and S. 4 (Illus. 42 and 50)

7.1.39. Room S. 3 was a retail area and was accessed along its southern side via S. 4, a staircase and stairwell leading to FST.7 and lower levels of the building. Its floor was carpeted and a suspended ceiling containing backlit ceiling panels ran throughout the room. The space was interspersed with regular square pillars, presumably built around existing metal pillars. Stud walling had clearly been erected in front of historic walling throughout the room, which was revealed behind small areas of removed stud walling. Several full length wooden display cases, set into the stud walling, remained in situ. The room's windows, set into its northern wall, are discussed in detail in the Level 2 survey (Appendix 2) and so are not discussed here.

Fourth Floor Rooms FOR. 3 and FOR. 4 (Illus. 69 and 72 - 74)

7.1.40. Room FOR. 3 was a retail area and was accessed along its southern side via Room FOR. 4, a staircase and stairwell leading to Room S. 4 and the lower levels of the building. Its floor was a mixture of carpet and laminate and a suspended ceiling containing backlit ceiling panels ran throughout the room. Several ceiling panels had

been removed, revealing the metal roof and its metal framing. The space was interspersed with regular square pillars, presumably built around existing metal pillars. Stud walling had clearly been erected in front of historic walling throughout the room. Along the northern side of the room, a doorway provided access to a narrow alcove formed from the space between the external wall of the building and the internal stud walling. Shelving was affixed to the back of the stud walling, revealing the alcove's use as a storage area. The room's windows, set into its northern wall, are discussed in detail in the Level 2 survey (Appendix 2) and so are not discussed here.

Sixth Floor Rooms Sl. 1 – Sl. 10 (Illus. 83 – 98)

- 7.1.41. Building 4 was the only building to extend into the sixth floor, which was entirely given over to administration.
- 7.1.42. The sixth floor was centred around Room Sl. 1, a large room used as an office with all other rooms leading into and off it. The room was accessed through Room Sl. 10, which led down to Room FOR. 4. The space contained two regular square pillars and was carpeted. A suspended ceiling containing strip lighting ran throughout the room; several panels had been removed to reveal the brick walls and skylights above this ceiling. In the north-western corner of the room was a segregated storeroom formed of timber framed plywood and Perspex partition walls with a laminate floor.
- 7.1.43. Rooms Sl. 2 to Sl. 6 were a series of offices, running east to west along the northern wall of the building. All of the rooms were carpeted and had suspended ceilings with strip lighting. Rooms Sl. 2 and Sl. 4 contained large recesses and shelving set into the partition walls, and Rooms Sl. 6 contained several shelves affixed to the walls. An earlier tile ceiling could be seen through a removed ceiling panel in that room. The windows of these rooms are described in detail in the Level 2 survey report (Appendix 2) so are not discussed here.
- 7.1.44. Rooms Sl. 7 was a meeting room and Sl. 8 was a storage room, both running east to west along the southern side of the building. Both were carpeted but had different types of suspended ceilings. In the case of Room Sl. 7, the ceiling was of foam ceiling tiles and backlit ceiling panels, whilst in Room Sl. 8, the ceiling was of metal grating and strip lighting. Both rooms had a large display or storage area inset into one of their walls and some furniture, such as a fold out table, remained in situ. A window seat, possibly dating to the earliest phase of the Gardiner Haskins Homecentre, was positioned against the window of the southern wall of each room. The windows of these rooms are described in detail in the Level 2 survey report (Appendix 2) so are not discussed here.
- 7.1.45. Room Sl. 9 contained the kitchen area and W.C of the sixth floor. The kitchen area (the western half of the room) had a laminate floor, painted walls and a plastered ceiling with strip lighting, whilst the W.C (the eastern half of the room) had a tiled floor, tiled or painted walls, and a plastered ceiling with strip lighting. A timber framed plywood partition wall separated the two. Both rooms retained their fixtures and fittings at the time of the survey.

BUILDING 5

- 7.1.46. Building 5 contained five floors, including a basement. It was constructed between 1902 and 1920, although appears to have undergone significant alterations during the mid-20th century. The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2.

Basement Room BM.2 (Illus. 3 and 7)

- 7.1.47. Room BM. 2, which was used for storage by the Gardiner Haskins Homecentre, did not contain any modern features apart from strip lighting and was therefore subject to very minimal soft stripping. A detailed description of the room has been given in the Level 2 survey report (Appendix 2) and therefore this room is not discussed here.

Lower Ground Floor Room LG. 8 (Illus. 9 and 20)

- 7.1.48. Room LG. 8 was a storage and office area which had already undergone some soft stripping by the time of the Level 1 survey. This included the removal of the room's timber framed plywood partition walls, whose bases could still be seen within the floor. It was accessed from Room LG. 3. The room was raised above the level of Room LG. 3 and a series of metal railings, running north to south along its eastern side, served to demarcate the two rooms. The floor was laminate and a suspended ceiling containing strip lighting ran throughout the room. The space was interspersed with several square pillars, possibly built around existing metal pillars. The windows of this room are described in detail in the Level 2 survey report (Appendix 2) so are not discussed here.

First Floor Room FST.8 (Illus. 29 and 40)

- 7.1.49. Room FST. 8 was a retail and storage area which, due to the lack of lighting, could not be fully accessed at the time of the survey. However, views into the room from Room FST. 4 indicated that it formed part of a larger retail area with Room FST. 6 and was of a comparable layout with comparable 20th century fixtures and fittings.

First Floor Mezzanine Room FSTM. 2 (Illus. 42)

- 7.1.50. Room FSTM. 2 contained two offices. It could not be accessed at the time of the survey.

Third Floor Room T. 5 (Illus. 51 and 60-63)

- 7.1.51. Room T. 5 contained a mixture of retail space, offices and a staff room and was accessed along its eastern side via Room T. 3. These areas were separated by timber framed plywood partition walls. The room was raised above the level of Room T.3 and a series of metal railings in its retail area, running north to south along its eastern side, served to demarcate the two rooms. The floor of the retail area and offices was carpeted whilst the floor of the staff room was laminated. The ceiling of the northernmost office and the staff room was plastered whilst the rest of the room contained a suspended ceiling containing a combination of backlit ceiling panels and strip lighting. Several ceiling panels had been removed, revealing iron girders behind. Although most of the modern fixtures and fittings of the retail area and the offices had been removed, they remained within the staff room. The room's windows, set into its western wall, are discussed in detail in the Level 2 survey (Appendix 2) and so are not discussed here.

BUILDING 6

- 7.1.52. Building 6 contained three floors, including a basement. It was constructed between 1902 and 1920. The building's exterior, including roof, was not surveyed as part of the Level 1 Historic Building Recording, but was surveyed as part of the Level 2 Historic Building Recording and is described in detail in Appendix 2.

Basement Room BM.3 (Illus. 3 and 8)

- 7.1.53. Room BM. 3, of unknown function, did not contain any modern features apart from strip lighting and was therefore subject to very minimal soft stripping. A detailed description of the room has been given in the Level 2 survey report (Appendix 2) and therefore this room is not discussed here.

Lower Ground Floor Room LG. 9

- 7.1.54. Room LG. 9 contained a workshop and office area which, due to lack of lighting, could not be accessed during the survey.

First Floor Room FST. 9

- 7.1.55. Room FST. 9 was storage area which, due to the lack of lighting, could not be accessed at the time of the survey.

BUILDING 7

- 7.1.56. Building 7 is a six storey post-1958 addition to the complex.

Rooms LG. 10 (Lower Ground Floor; Illus. 9, 21 and 22), FST. 10 (First Floor; Illus. 29 and 41), FSTM. 5 (First Floor Mezzanine; Illus. 42 and 47-49), T. 6 (Third Floor; Illus. 51 and 64) and FIF. 7 (Fifth Floor; Illus. 75)

- 7.1.57. These rooms contained staircases and stairwells and were connected, providing access along the eastern side of the Soapworks complex to the different retail areas. In all of these rooms, a decorative 1950s/1960s painted metal baluster and handrail formed part of the staircase and the floor was laminated. Whilst the ceiling of Room LG. 10 was of suspended backlit ceiling panels, the ceilings of the remainder of the rooms were plastered. Rooms FST. 10 and T. 6 contained radiators encased in decorative wooden panelling and all of the rooms excepting Room FIF. 7 had decorative metal casing on at least one of their windows. Unlike the other rooms, FIF. 7 contained a W.C. (not accessible at the time of the survey).

Ground Floor Room G. 2 (Illus. 9 and 21)

- 7.1.58. Room G. 2 was a sloping corridor with laminate flooring accessed through the main entrance to the first floor. It formed part of a larger corridor which ran between the lower ground floor and first floor, providing disabled access to Gardiner Haskins. It was lit with strip lighting and wooden handrails were attached to each wall.

First Floor Mezzanine Room FSTM. 4 (Illus. 42 and 46)

- 7.1.59. Room FSTM. 4 was the kitchen area of the first floor mezzanine café and was accessed via FSTM. 3 and FSTM. 5. It had a laminate floor and a suspended ceiling with backlit ceiling panels. Its western and northern walls appeared to be timber framed plywood partition walls, whilst its eastern and southern walls were the external brick walls of the building. Much of the kitchen-related fixtures and fittings were present in situ at the time of the survey. The room's windows, set into its eastern wall, are discussed in detail in the Level 2 survey (Appendix 2) and so are not discussed here.

BUILDING 8

- 7.1.60. Building 8 is a one-storey flat roofed extension of largely post-1958 date, although the southern half of Lower Ground Floor Room LG. 12 is of early 21st century date.

Lower Ground Floor Room LG. 11 (Illus. 9, 23 and 24)

- 7.1.61. Room LG. 11 was subdivided into a retail area and a larger storage area, divided by the use of a timber framed plywood partition wall. It was accessed through LG. 6 and LG. 12. The retail area of the room was carpeted and had a suspended ceiling with backlit ceiling panels and strip lighting. It contained several upright pillars, presumably built around existing metal pillars. The storage area had a concrete floor and a suspended ceiling with backlit ceiling panels and strip lighting. In its north-western corner was a series of three stepped 'benches' of unknown function. It contained freestanding modern shelving.

Lower Ground Floor Room LG. 12 (Illus. 9 and 25- 27)

- 7.1.62. Room LG. 12 was a large storage area and was accessed through LG. 11 and LG. 13. In its north-east corner, an area had been segregated from the rest of the room by a timber and plywood partition wall. The room had concrete floors throughout and was clearly the result of at least two phases of construction. The earlier phase, encompassing the northern half of the room, had plastered brick walls, a metal framed gable roof topped with aluminium sheeting interspersed with likely Perspex panes, and a series of raising metal doors along its eastern side which gave access to the outside. The southern half of the room was of undecorated breeze block construction and had a metal frame a sheet flat roof. Both rooms were lit by strip lighting.

LEVEL 2 HISTORIC BUILDING RECORDING

- 7.1.63. The Level 2 survey was carried out by Avon Archaeology Ltd and their full report forms Appendix 2 of this report. A summary of the results of the survey, and the conclusions drawn from the data, are given below.
- 7.1.64. The internal soft stripping carried out between the two surveys meant that, at the time of the Level 2 survey, the third floor mezzanine had been entirely removed, as had the offices on the eastern side of Room FST. 1.
- 7.1.65. The Level 2 survey concluded that there are five phases to the history of the Soapworks complex. During Phase 1 (pre-1881), the site was occupied by soap manufacturers. By the 1780s Fry Fripp & Co, which merged with the Thomas Brothers in 1841, owned the site. The earliest known factory building on the site is thought to date to 1811. Nineteenth century mapping shows a continued expansion of the 1811 factory over the entire footprint of the buildings recorded. During Phase 2 (1881-1902), most of Building 1 was constructed, although some elements of the earlier factory can be seen on the lower storeys of its southern elevation. Building 4 was also built during this phase, replacing several smaller buildings. During, Phase 3 (1902-1920) much of Building 1 was destroyed due to a large fire and was remodelled and rebuilt. In 1910 the Lever Brothers purchased Christopher Thomas Bros and carried on the programme of rebuilding. Buildings 2, 3, 5 and 6 all date to this phase. During Phase 4 (1920 – 1958), the complex continued to operate as a soapworks under the Lever Brothers, although it was used for glycerine production in the Second World War. During Phase 5 (1958 – 2018), the Soapworks was acquired and occupied by retailer Bristol Hardware Ltd, later Gardiner Haskins. Some structural additions were made during this phase, in addition to alterations to earlier extant buildings.
- 7.1.66. Surviving fabric of the Phase 1 1811 building was visible in several areas of Buildings 1 and 5 throughout the complex. This was best preserved in the northern end of Room BM.2 and Room LG.8 in Building 5. Pennant stone recorded in the southern elevation of Building 1 also incorporated some of the mid-19th century fabric in its lower storeys and an arch visible in Room LG.3 (Building 1) may be part of the earlier 1811 factory complex. It was thought possible that the fabric in the west of Building 1 formerly sat within the southern wall of the 1811 factory. The modern plan of the basement level appears to largely correspond with that of the 1811 factory. Phase 1 walls may exist in situ in the basement behind the visible brickwork. Phase 1 fabric may be present in the lower elevations of Building 4, but this could not be ascertained during the survey.

- 7.1.67. Buildings 1 and 4 are primarily Phase 2 constructions. Most of the external elevations of Building 1 date to Phase 2, with clear alterations to windows and openings due to the 1902 (Phase 3) fire. The internal layout of Building 1 has been largely reworked and floor levels, at least on the upper storeys, may have been changed. Parts of Building 4's Phase 2 Straight Street façade may remain in-situ, although obscured, at lower ground floor level. A significant finding of the Level 2 survey was the presence of Phase 2 fabric in the southern and western elevations of Building 4. However, only parts of its western elevation are of Phase 2 date. The current internal layout of Building 4 has been entirely remodelled and the levels of floors have been altered; this reworking can be attributed to Phase 5 activities.
- 7.1.68. Buildings 2, 3 5 and 6 are all principally Phase 3 constructions. Building 2 represents the best architectural example of this phase. The buildings' construction necessitated alterations to Buildings 1 and 4, mostly involving the insertion of new openings and the blocking of redundant ones. They also led to the demolition of earlier structures, including the last remaining unaltered elements of the earlier 1811 factory.
- 7.1.69. No new buildings were constructed during Phase 4. Phase 4 primarily consists of alterations to extant buildings, most notably the removal of the clerestory roof and the addition of a second storey to Building 6.
- 7.1.70. The transformation of the complex from a factory to a retail store during Phase 5 led to substantial changes to the structure. New partitions and openings were made, in addition to the removal and blocking of older redundant ones, and new structural elements were added to the east and south of the Soapworks complex. The most significant alteration of this phase was the removal and replacement of the 1880s (Phase 2) façade of Building 4.

8. CONCLUSION

- 8.1.1. The recording of the Soapworks complex was successfully completed in accordance with Historic England and ClfA guidance on 22nd July and 24th – 26th October 2022. The sources consulted in the preparation of this report, coupled with on-site observations, has enabled the development of the building to be confirmed and the creation of a record of a listed building and ancillary non-listed buildings prior to proposed alterations.
- 8.1.2. This report represents a permanent photographic, drawn and documentary record of the Soapworks prior to its alteration, and is submitted to enable discharge of Condition 7 of planning application 20/04633/LA and Condition 17 of planning application 20/01150/F. This report meets the following objectives of the works as outlined in Section 4: -
- To create an internal and external photographic record of Buildings 1-6 of the Soapworks complex;
 - To prepare a report on the record, including written summary descriptions of Buildings 1-6 of the Soapworks complex;
 - To photograph anything of particular architectural interest or merit;
 - To present a location plan as existing, indicating the location and orientation of all photographs
- 8.1.3. Five phases of construction and use of the buildings were identified through site observation and documentary research. Phase 1 (pre-1880) fabric pertaining to an earlier factory building likely built in 1811 was recorded in areas of Buildings 1 and 5. Buildings 1 and 4 were shown to date primarily to Phase 2 (1881-1902), although heavily altered during later phases, despite some claims that Building 1 dates to 1841. Most of the external elevations of Building 1 date to Phase 2, with clear alterations to windows and openings due to the 1902 (Phase 3) fire. Parts of Building 4's Phase 2 Straight Street façade may remain in-situ, although obscured, at lower ground floor level. A significant finding of the Level 2 survey was the presence of Phase 2 fabric in the southern and western elevations of Building 4; however, only parts of its western elevation are of Phase 2 date. Buildings 2, 3, 5 and 6 were constructed during Phase 3 (1902 – 1920) following a devastating fire. Significant alterations to the buildings were made during Phases 4 and 5, not least due to the reuse of the factory to Gardiner Haskins Homecentre during Phase 5. The Phase 5 remodelling of the Soapworks complex included the erection of stud walling against the historic building fabric and insertion of suspended ceilings throughout the buildings; the creation of new partitions and openings and the removal and blocking of older redundant ones; the insertion of decorative elements such as fairly ornate staircases and decorative wooden radiator panels; and the construction of Buildings 7 and 8. Perhaps the most significant alteration of this phase was the removal and replacement of the 1880s (Phase 2) façade of Building 4.
- 8.1.4. The Soapworks complex is an example of an early 19th – 20th century factory complex expanded and changed throughout its time as a factory and much altered by its reuse as a mid-20th to early 21st century retail centre. Mid- to late-20th century changes made during its use as a retail centre led to the loss of some historic fabric and presumably most, if not all, of its factory-related fixtures and fittings. However, a surprisingly large proportion of the historic fabric of the buildings remains in situ and was merely hidden by Gardiner Haskins Homecentre through the installation of stud walling and retail-related fixtures and fittings. A larger amount of historic fabric loss actually occurred during the late 19th century and early 20th century, associated with the replacement of the 1811 factory with the 1880s – 1920s factory.
- 8.1.5. Overall, the building is in a good state of repair. Its intended function as a factory has been largely lost internally due to the removal of factory-related fixtures and fittings and its intended function as a retail centre has been entirely lost through the removal of retail-related fixtures and fittings. However, its original use as a factory complex is retained through its external elevations of Buildings 1 – 6.

9. PROJECT ARCHIVING

9.1. GENERAL STANDARDS

- 9.1.1. The project archive will consist of all original records and documentation that relates to the historic building recording works. Copies of the report and any relevant correspondence will be included. The recipient museum of the documentary archive will be Bristol Museums and the recipient museum for the digital archive will be the Archaeology Data Service. An accession number for the archive has been requested and the OASIS number is headland1-511339.
- 9.1.2. The archive will comply with the United Kingdom Institute for Conservation (Archaeology Section) Guidelines for the Preparation of Excavation Archives for Long-Term Storage (1990), the Society of Museum Archaeologists Towards an Accessible Archive (1995) and to Bristol Museums' relevant guidance documents.
- 9.1.3. The archiving of digital data will conform to the standards and guidance set out by the Archaeological Data Service (ADS 2020), Brown 2011, and Historic England/ClfA/Archaeological Archives Forum 2019.
- 9.1.4. The strategy for selection and data management (set out below) is informed by the Chartered Institute for Archaeologists' and Headland's own archiving procedures.
- 9.1.5. Deposition of the archive will be undertaken within one year of the completion of fieldwork. Headland will adhere to Bristol Museums' policies and guidelines for the deposition of archaeological archives.

9.2. SELECTION STRATEGY AND DATA MANAGEMENT PLAN.

DOCUMENTARY ARCHIVE

- 9.2.1. In accordance with Section 4 of Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation (Brown 2011), a rigorous process of selection and discard will be followed, in consultation with Bristol Museums, so that only those elements that are considered of significance for potential future study will be retained.
- 9.2.2. This strategy will be reviewed as work proceeds at each stage of the Project in light of the specific findings and the aims and period specific research objectives of the work (see Section 4).

DIGITAL DATA

- 9.2.3. All digital data arising from the historic building recording will be managed in accordance with Headland's procedures for secure storage of data and retrieval from site. Copies of data will be stored locally and backed up on the Headland Archaeology Datto cloud-based server. File structures and naming conventions will accord with Headland's internal guidance document 'Digital Archive Preparation Guidance (England) ARC-P07' (updated 2017).
- 9.2.4. The selection of digital data for inclusion in the site archive will be undertaken by Headland's appointed Project Manager, in liaison with their Archives Manager. Digital data selected for retention may include (subject to the final nature of the site archive):
- QGIS files and excel records generated during site archive completion and assessment;
 - Images: Site photography, scans of site drawings and written records, born digital photographs, born digital drawings, digitized drawings and sketches;
 - Text: Digital copies of Word documents; including this report and the site archive completion report; born digital text files in accessible formats (in-house text in Word).
- 9.2.5. The documentary archive will be deposited with Bristol Museums, the digital archive deposited with the Archaeology Data Service, and this report uploaded onto OASIS within 12 months of the issuing of this report.

REFERENCES

BIBLIOGRAPHIC REFERENCES

- Brunskill R.W. 1978. *Illustrated Handbook of Vernacular Architecture*. Faber and Faber, London
- CIfA 2021. *Code of Conduct*
- CIfA 2020. *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*
- Donald Insall Associates 2020. *Soapworks, Broad Plain, Bristol: Historic Building Report*
- Headland Archaeology 2022. *The Soapworks (former Gardiner Haskins Homecentre), Bristol. Written Scheme of Investigation for Historic Building Recording*
- Historic England 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*
- RSK Environment Ltd, August 2020. *The Old Soapworks Archaeological Desk-Based Assessment (Project 19-294)*

GLOSSARY

DEFINITIONS

Term	Definition
Heritage Asset NPPF (Annex 2)	<p>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."</p> <p>Some heritage assets are designated as Scheduled Monuments, Listed Buildings, World Heritage Sites, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, or locally designated through policies in the Local Plan. Undesignated assets may be recorded in Historic Environment Records, while many other assets are currently unrecorded.</p> <p>Information contained in HERs and SMRs is not definitive, since they may include features which, for instance, have been entirely removed, or are of uncertain location, dubious identification, or negligible importance. The identification of undesignated heritage assets is therefore to some extent a matter of professional judgement.</p> <p>Both discrete features, and extensive landscapes defined by a specific historic event, process or theme, can be defined as heritage assets; and assets may overlap or be nested within one another.</p>
Listed Building	A building or structure which is considered to be of special architectural or historic interest at a regional or national scale
Significance: NPPF	"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"
Significance: GAPN 2	"The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance."

Term	Definition
Significance: NPPF (PPG para 6) and Historic England guidance Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019, HEAN 12)	<p>Cultural values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations.</p> <p>Archaeological - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;</p> <p>Architectural - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types;</p> <p>Artistic - Artistic interest is an interest in other human creative skills, like sculpture;</p> <p>Historic - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</p>
Setting: NPPF	<p>"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral" (an extended consideration of Setting is contained in GAPN 3)</p>

TERMS

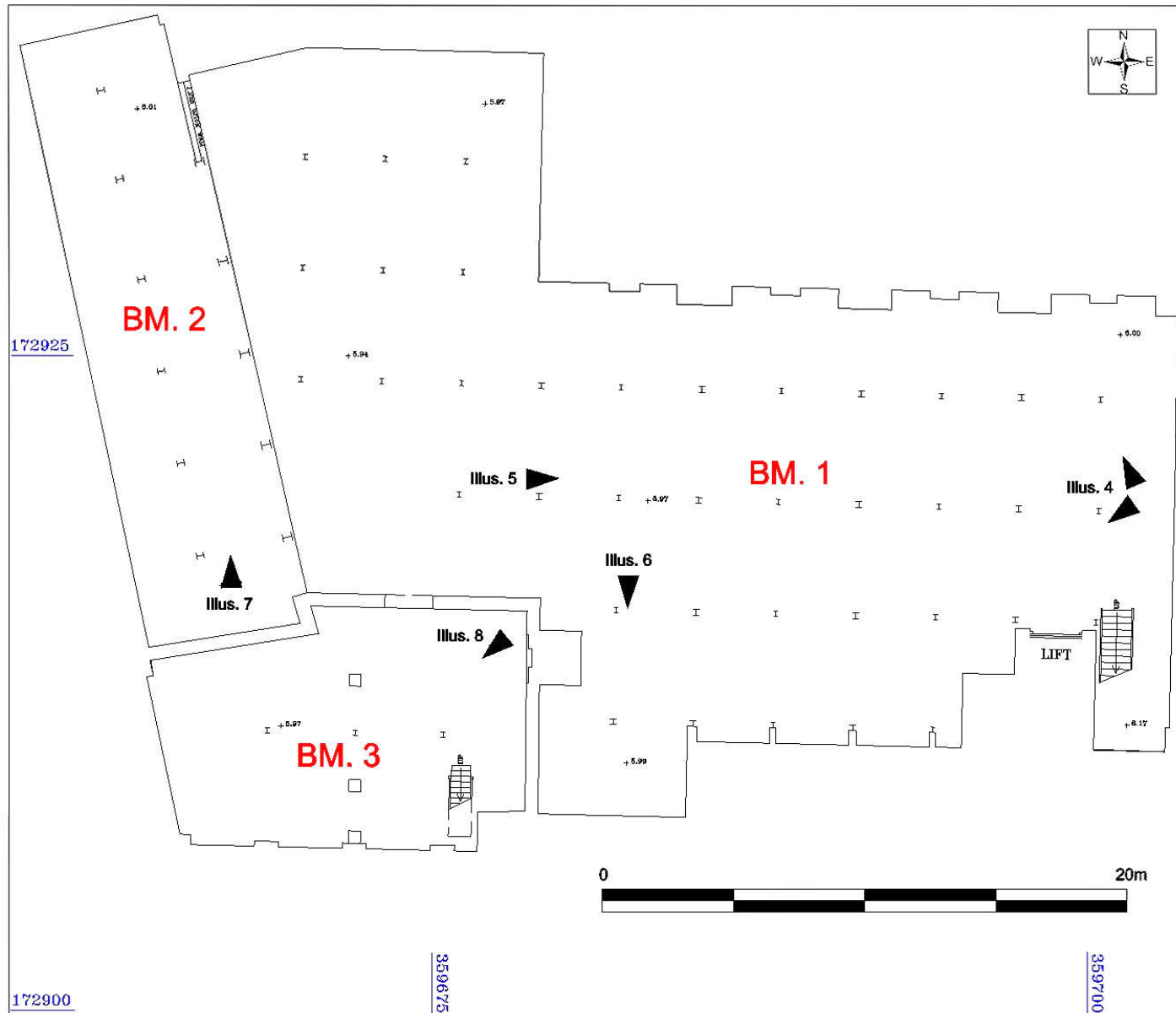
Term	Definition
Heritage asset	An item of heritage interest, for example an historic building or an archaeological find.
Historic Environment Records (HER)	A database maintained by individual counties or local authorities, containing records of archaeological sites, historic buildings and other aspects.
Modern	The period of human activity from 1900 to the present day
Ordnance Datum (OD)	The standard measure of sea level in the UK, from which all heights are measured for mapping purposes.
Post-medieval	The period of human activity between 1550 CE and 1900 CE

ABBREVIATIONS AND ACRONYMS

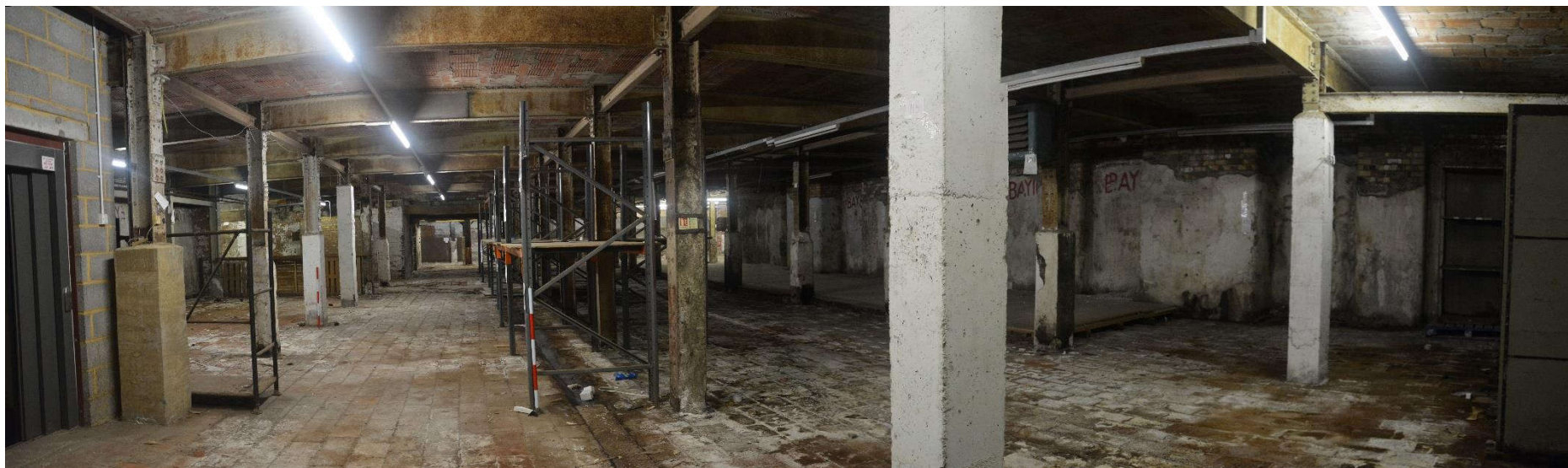
AOD	Above Ordnance Datum (above sea-level)
BGS	British Geological Survey
CIfA	Chartered Institute for Archaeologists
DBA	Desk-based Assessment
HER	Historic Environment Record
NGR	National Grid Reference

NHLE	National Heritage List for England
OS	Ordnance Survey
RO	Registered Organisation (with ClfA)

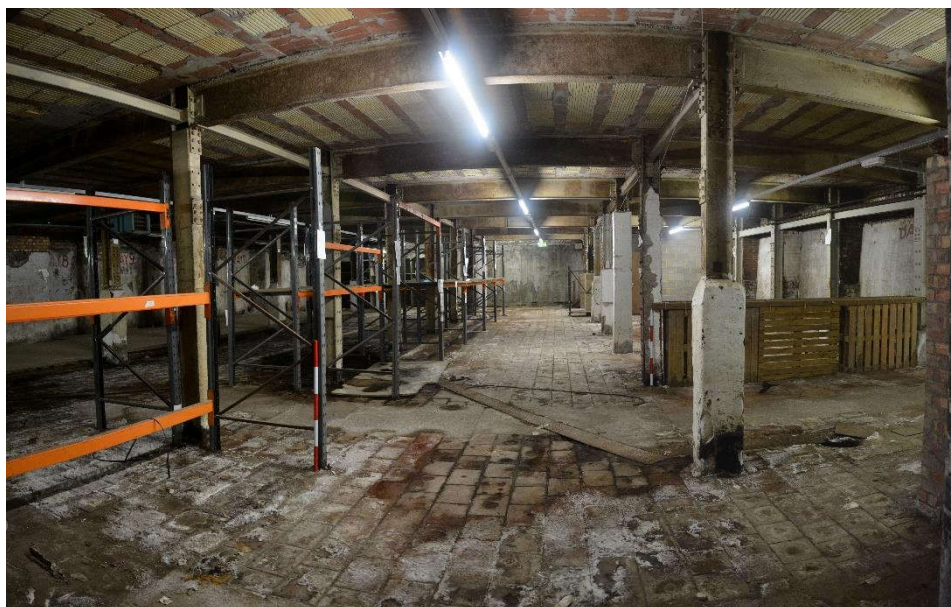
APPENDIX 1: LEVEL 1 HISTORIC BUILDING RECORDING PHOTOGRAPHS AND DRAWINGS



Illus. 3. Basement floor (Buildings 3, 4 and 9) showing rooms and photograph locations



Illus. 4. Panorama of Room BM. 1, looking south-west to north-west from its eastern side



Illus. 5. Panorama of Room BM. 1, looking east from its western side



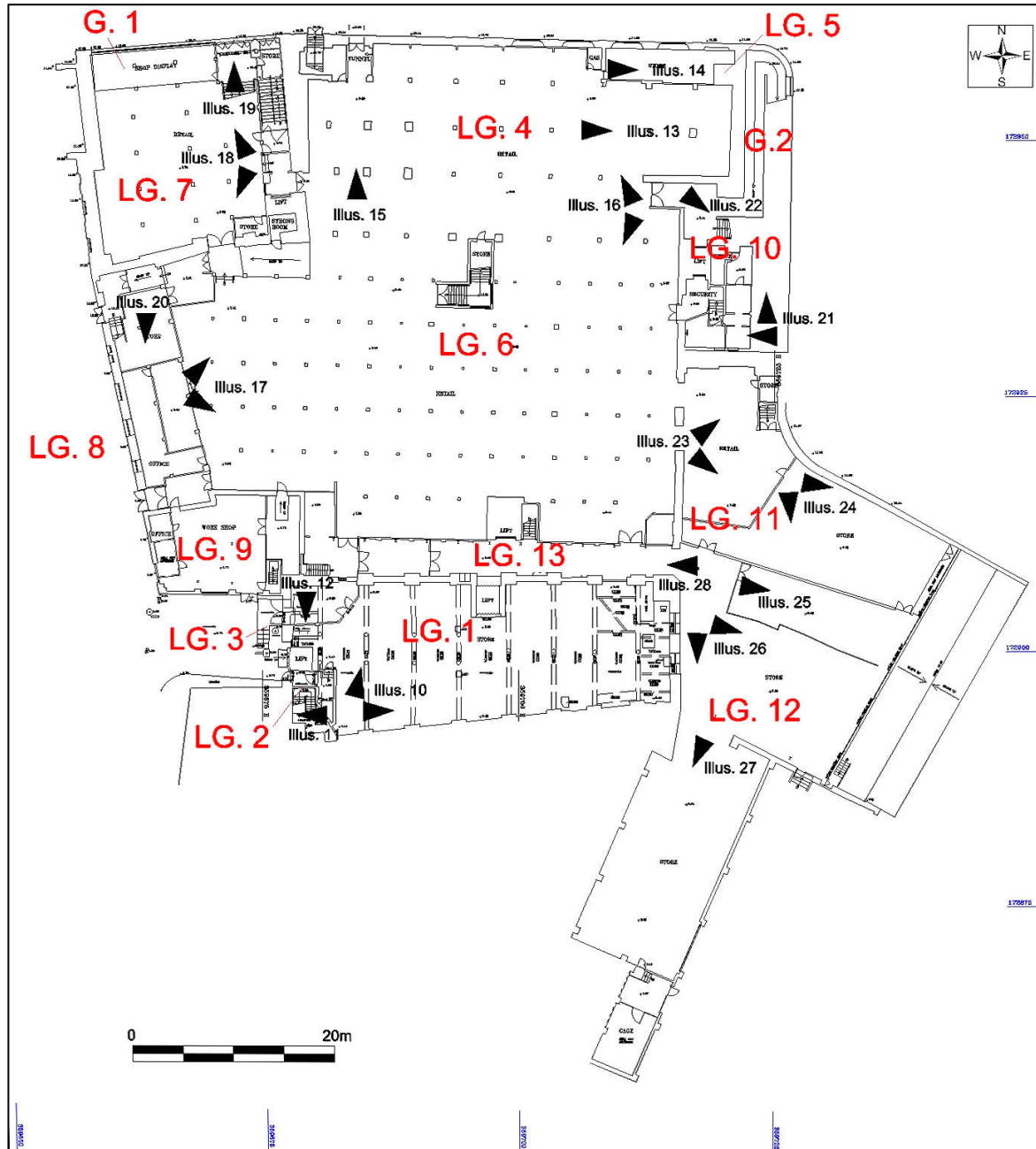
Illus. 6. South-western area of Room BM. 1, looking south



Illus. 8 (left). Panorama of Room BM. 2, looking north to north-east from its southern side

Illus. 7 (right). Panorama of Room BM. 3 looking south-west from its north-eastern corner





Illus. 9. Lower ground and ground floors (Buildings 1 – 8) showing rooms and photograph locations



Illus. 10. Panorama of Room LG. 1 from its western end, looking east



Illus. 11. Room LG. 2, looking west
Headland Archaeology (UK) Ltd



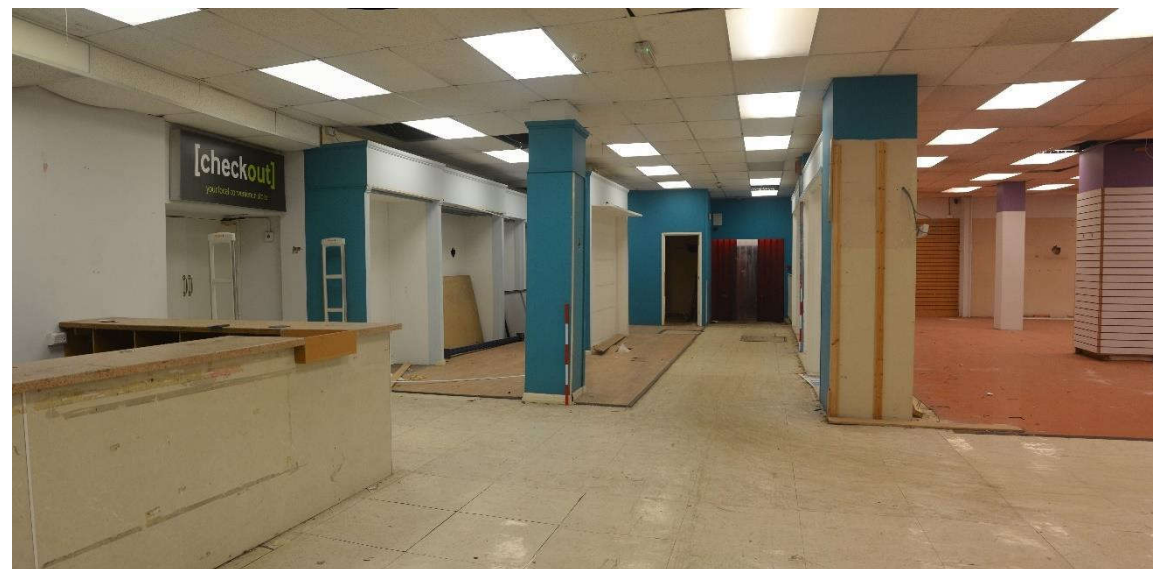
Illus. 12. Signage in Room LG. 3



Illus. 13. Panorama of Eastern end of Room LG. 4, looking east



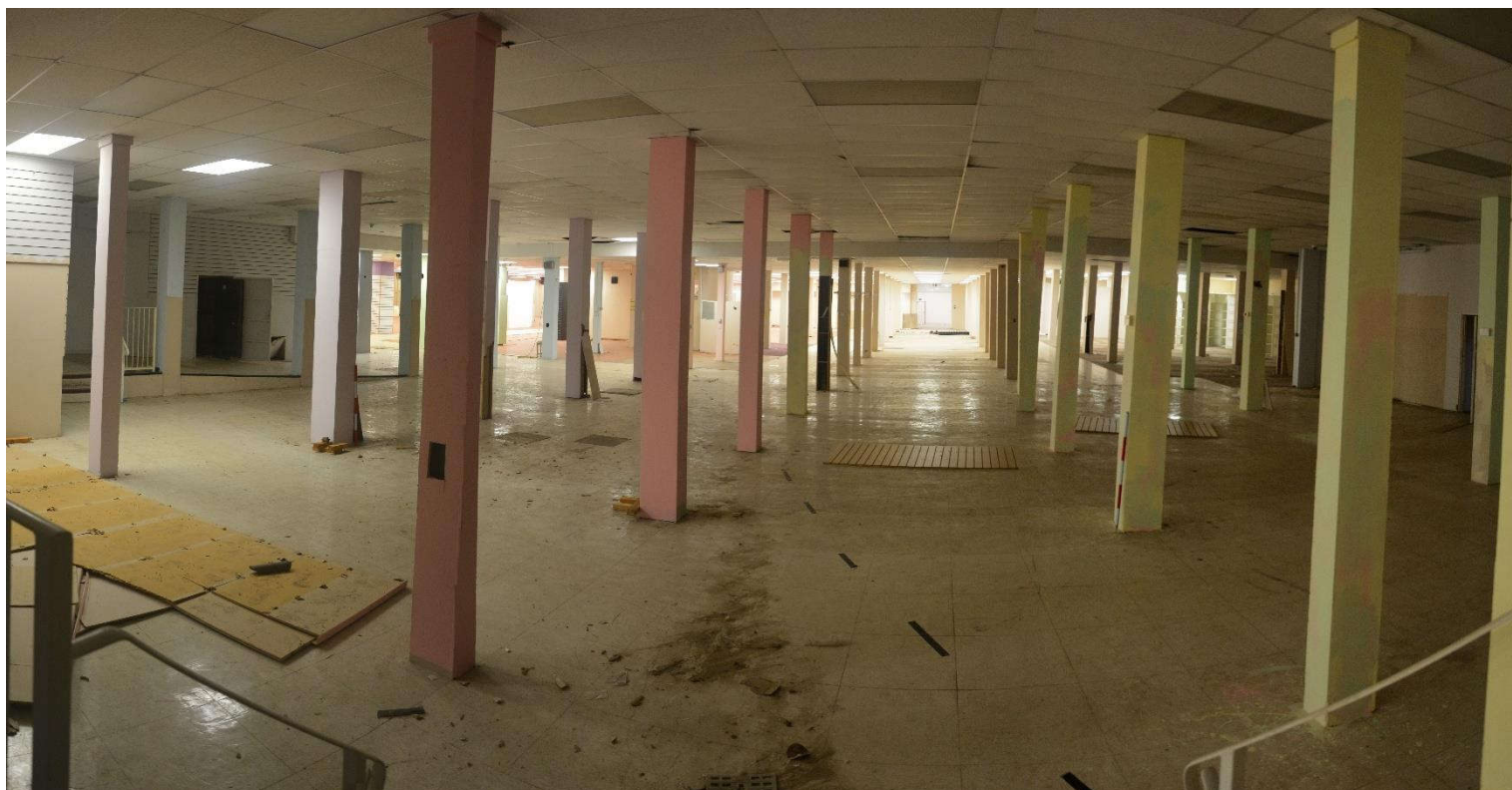
Illus. 14. Largely unaltered segregated area in the north-eastern corner of Room LG. 4, looking east



Illus. 15. Western end of Room LG. 4, looking north



Illus. 17. Panorama of Rooms LG. 4 and LG. 6 from the main entrance to the lower ground floor, looking south-west to north-west



Illus. 16. Panorama of Room LG. 6 from its western side, looking east