

CHRH/01



COUNTY HOSPITAL REDEVELOPMENT, HEREFORD

ARCHAEOLOGICAL DESK BASED ASSESSMENT AND WATCHING BRIEF DURING THE EXCAVATION OF BOREHOLES

commissioned by Kier Construction
on behalf of Wye Valley NHS Trust

September 2015

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project info

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Site 2: SO 51800 39940
PARISH Hereford
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project team

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PROJECT SUMMARY

Headland Archaeology undertook a desk-based assessment in order to assess the impacts upon the archaeological resource of proposed redevelopments at two sites within the County Hospital complex, Hereford. An archaeological watching brief was also undertaken during the excavation of engineering boreholes on the sites.

Site 1 is located within the former precinct of St Guthlac's priory; a monastic institution established on the site during the mid-12th century. The site is considered to have a medium potential for previously unrecorded remains dating to the medieval period.

Site 2 is not considered to be archaeologically sensitive. Cartographic evidence and the results of a recent borehole excavation on the site appear to confirm that the area was used for gravel extraction in the late 19th/early 20th century and any archaeological remains which may have been present are likely to have been removed by this activity.

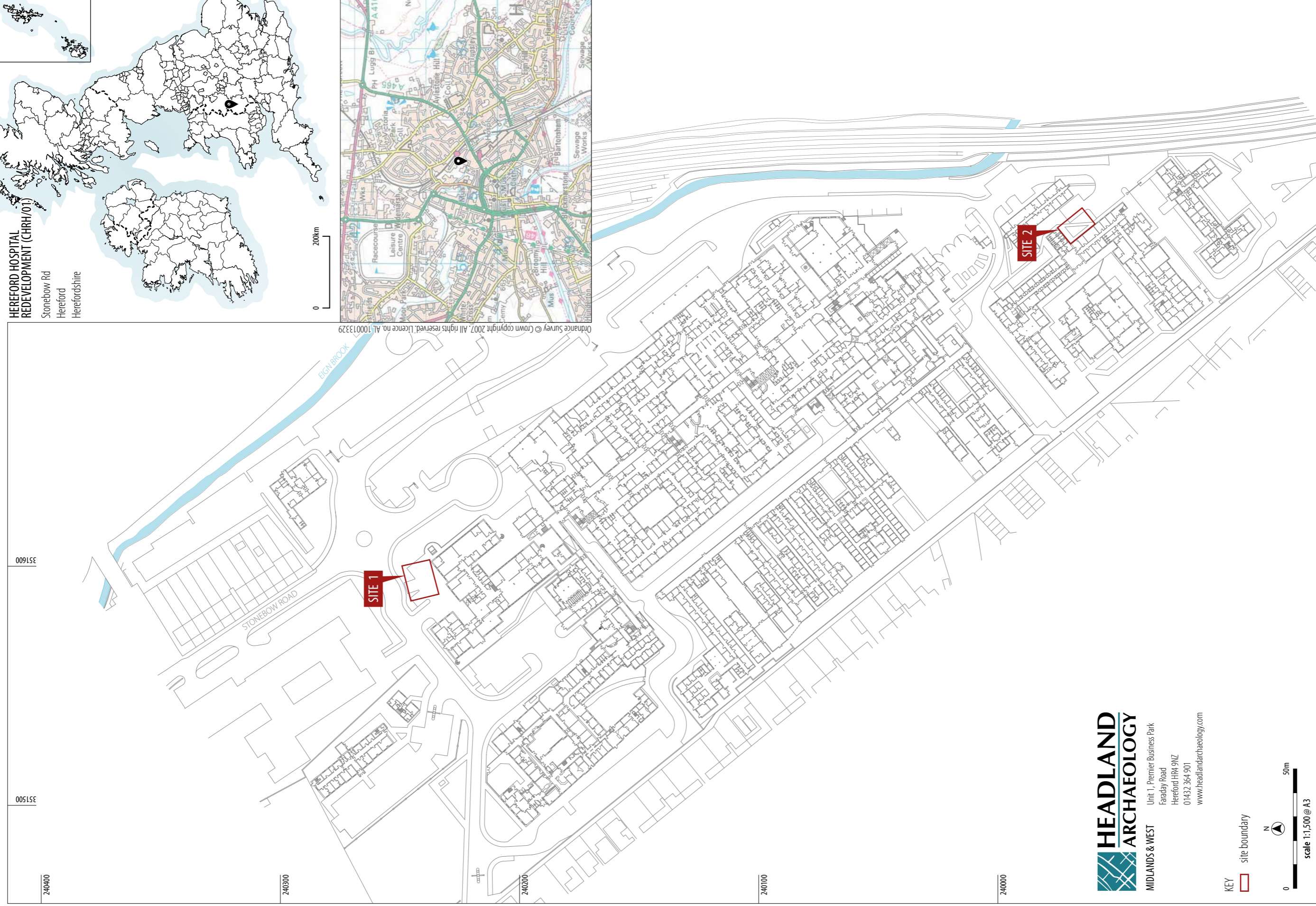
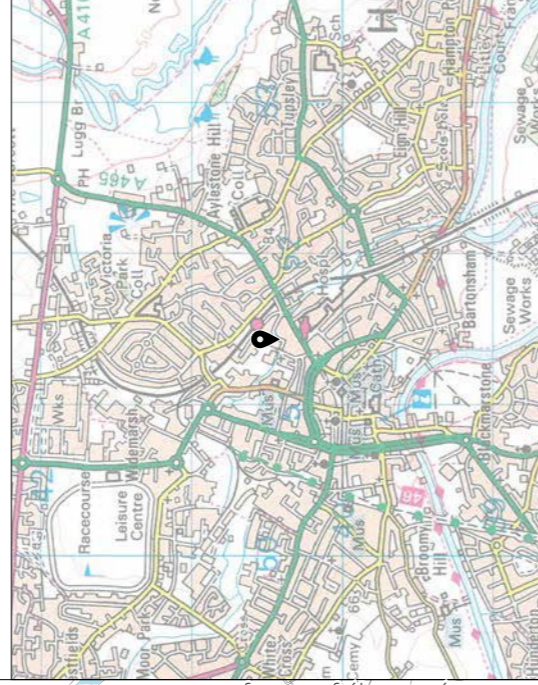
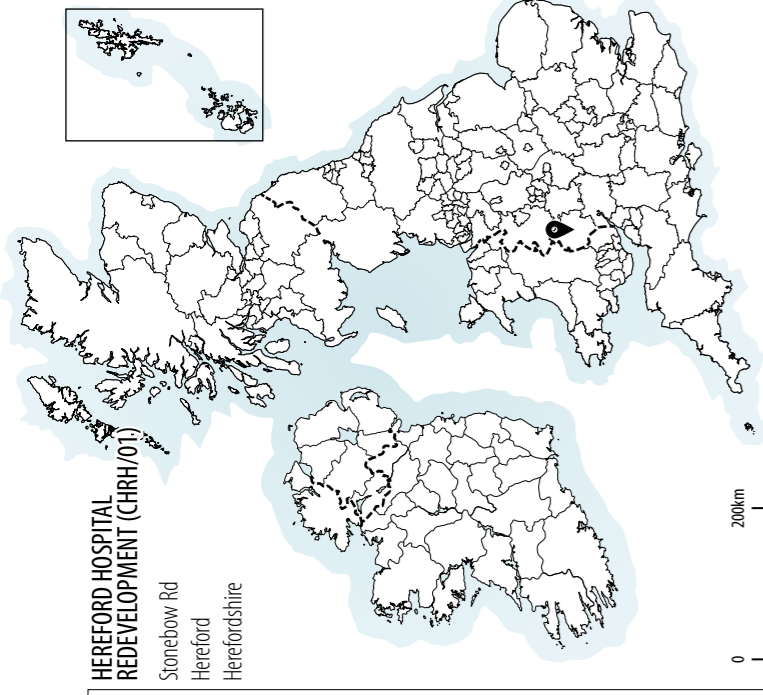
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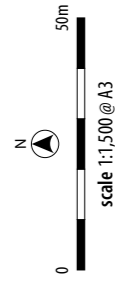
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KEY site boundary



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1 INTRODUCTION

1.1 PLANNING BACKGROUND AND OBJECTIVES

The Client proposes submission of a planning application to Herefordshire Council for the construction of two small extensions to existing buildings within the County Hospital complex (ILLUS 1).

In line with national planning policy (NPPF) the archaeological advisor to Herefordshire Council has requested that an archaeological desk-based assessment (this document) be undertaken to evaluate the likely impact of the development upon both known and unknown heritage assets.

1.2 SITE LOCATION, DESCRIPTION AND SETTING

County hospital complex

The County Hospital occupies an area of approximately 8.5ha to the northeast of Hereford city centre. The site is bound by Commercial Road to the northwest and the Eign Brook and railway line to the northeast and east. To the southwest, the site is bound by a public footpath known as Union Walk.

The site is underlain by deposits of Raglan mudstone overlain by superficial deposits of sand and gravel. Deposits of alluvium associated with the Eign Brook are present along the north-eastern site boundary.

Site specific

Site 1 (NGR: SO 51620 40192) is located within the existing carpark of the pathology building at the northwest of the hospital complex (ILLUS 2). The proposed development involves the construction of a single storey building to house patient records.

Site 2 (NGR: SO 51800 39940) is located adjacent to the existing Lionel Green building at the southern end of the hospital complex (ILLUS 3). The proposed development involves the construction of a three storey extension to create additional office space for administration staff.

2 LEGISLATION, POLICY AND GUIDANCE

2.1 NATIONAL POLICY FRAMEWORK

National Planning Policy in England is set out in the National Planning Policy Framework (NPPF) published in March 2012. The policies in the NPPF are a material consideration that must be taken into account in development management decisions and in the development of Local Plans, where relevant. Therefore, the development management policies in the NPPF can be applied directly by the decision-maker when determining whether development should proceed.

The NPPF supports a presumption in favour of sustainable development, and sets out the definitions of sustainability including protecting and enhancing the historic environment. **P131** of the NPPF states that

'In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining or enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness'

The NPPF defines 'heritage assets' as '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'.

The more important classes of heritage asset benefit from a presumption against harm. Broadly speaking, the categories of heritage asset are identified as:

Designated heritage assets A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered



ILLUS 2

Site 1 proposed development area (Camera facing SE)

ILLUS 3

Site 2 proposed development area (Camera facing NW)



Battlefield or Conservation Area. The NPPF contains an almost overbearing presumption against allowing development proposals that would cause 'substantial harm' to such assets (para 132-133). Any lesser degree of harm must be weighed against the public benefits of the proposals (para 134) – and decision-makers must give 'great weight' to the asset's conservation (para 132).

Non-designated assets of archaeological interest that are demonstrably of equivalent significance to a scheduled ancient monument. Such assets have the policies for designated heritage assets extended to them.

All other non-designated heritage assets. 'In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (para 135).

2.2 REGIONAL AND LOCAL POLICY FRAMEWORK

The Herefordshire Unitary Development Plan (UDP) was adopted in March 2007 and guides development within the county. The UDP has the status of a Development Plan Document. It is operative as parts of the Local Development Framework and most of its policies have now been 'saved' (March 2010) until they are superseded by other emerging Development Plan Documents in the Local Development Framework.

Of the saved policies, the following are relevant to the protection of heritage assets within the proposed development area:

- **ARCH1 Archaeological Assessments and Field Evaluations**
Prior to the determination of applications for development on sites where there is a reason to believe there are remains of archaeological importance, an archaeological field evaluation

may be required. In addition where proposals are put forward within AUA's (Archaeologically Important Urban Areas) that may affect the integrity of the historic character of such settlements a historic landscape appraisal will be expected.

- **S7 Natural and Historic Heritage**

The historic heritage including archaeology, buildings and areas of historic or architectural importance, will be protected, restored, or enhanced.

2.3 RESEARCH FRAMEWORKS

The relevant research framework is The Archaeology of the West Midlands (Watt (ed.) 2006).

3 OBJECTIVES OF THIS DOCUMENT

The purpose of this document is to satisfy the requirements of the National Planning Policy Framework. In doing so, the document will;

- Identify and describe the significance of known heritage assets that might be affected by the proposed development;
- Assess the potential presence and significance of previously unknown heritage assets that might be affected by the proposed development;

Furthermore, the document is intended to provide sufficient evidence for confident prediction of the impact of the proposed development by establishing the extent, nature and importance of any heritage assets within the affected area (following Planning for the *Historic Environment Historic Environment Planning Practice Guide* 2010).

3.1 SCOPE

This assessment comprises a baseline survey (documentary research and field survey) followed by an initial assessment of the potential direct and indirect impacts of the proposed development on the cultural heritage resource. Desk based work has been carried out in accordance with the Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (2012). Heritage assets are here as defined by the NPPF with a presumption that all pre 1st edition OS features are of historic interest. Selected later features (wartime, industrial etc.) are included in the definition if their particular circumstances merit it.

The assessment utilised the following study areas (ILLUS 4 and 5):

Development area The potential for both the known buried archaeological remains and previously unrecorded assets to be affected by the development were considered.

Study area 100m diameter area incorporating the environs of the development area. Designated and non-designated cultural heritage assets recorded in the Herefordshire Sites and Monuments Record (SMR) and national databases were considered to further inform the assessment of the potential for previously unrecorded cultural heritage assets to exist within the Study Area.

4 METHODS

The desk-based study has been based on readily available and relevant documentary sources. The following sources were consulted:

- Databases of designated assets held by English Heritage;
- Herefordshire Sites and Monuments Record [online] (SMR);
- Records of archaeological sites and events held by the National Monuments Record (NMR);
- Historic mapping held by Headland Archaeology
- Other readily accessible published and online sources
- Site visit on 22nd September 2015

In carrying out this assessment, the cultural significance of assets has been considered in relation to the definition of significance provided in the NPPF;

‘The value of a heritage asset to this and future generations is due to 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.’

The above values have been used to identify the overall cultural significance of assets. This may be:

Very High Assets of exceptional significance that may be valued internationally.

High Assets that are of importance at a national scale. These are frequently designated, e.g. scheduled or listed, but may be undesignated.

Moderate Assets that are of importance at a regional scale.

Low Assets that are of importance at a local scale.

Negligible Very poorly preserved or extremely common assets that are unlikely to be valued at any scale.

Effects are described in terms of the development’s effect on the asset’s cultural significance and the extent to which it will degrade or enhance the asset’s significance.

5 HERITAGE ASSESSMENT

A comprehensive desk-based assessment of the County hospital site was undertaken by Shoesmith (1996) and a research assessment was carried out by Boucher (1997). The results of those studies and information derived from subsequent archaeological interventions is summarised below.

The location of heritage assets and archaeological interventions undertaken within a 100m radius of Sites 1 and 2 is recorded on ILLUS 4 and 5.

5.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistory

There are no known heritage assets dating to this period within the development areas or wider study areas.

Romano-British

There are no known heritage assets dating to this period within the development area or wider study area. Although material of Roman date has been found in the city of Hereford, there is no evidence for Roman occupation. Roman material found within the city is believed to have been brought from the Roman settlement of Magnis, four miles to the northwest of Hereford.

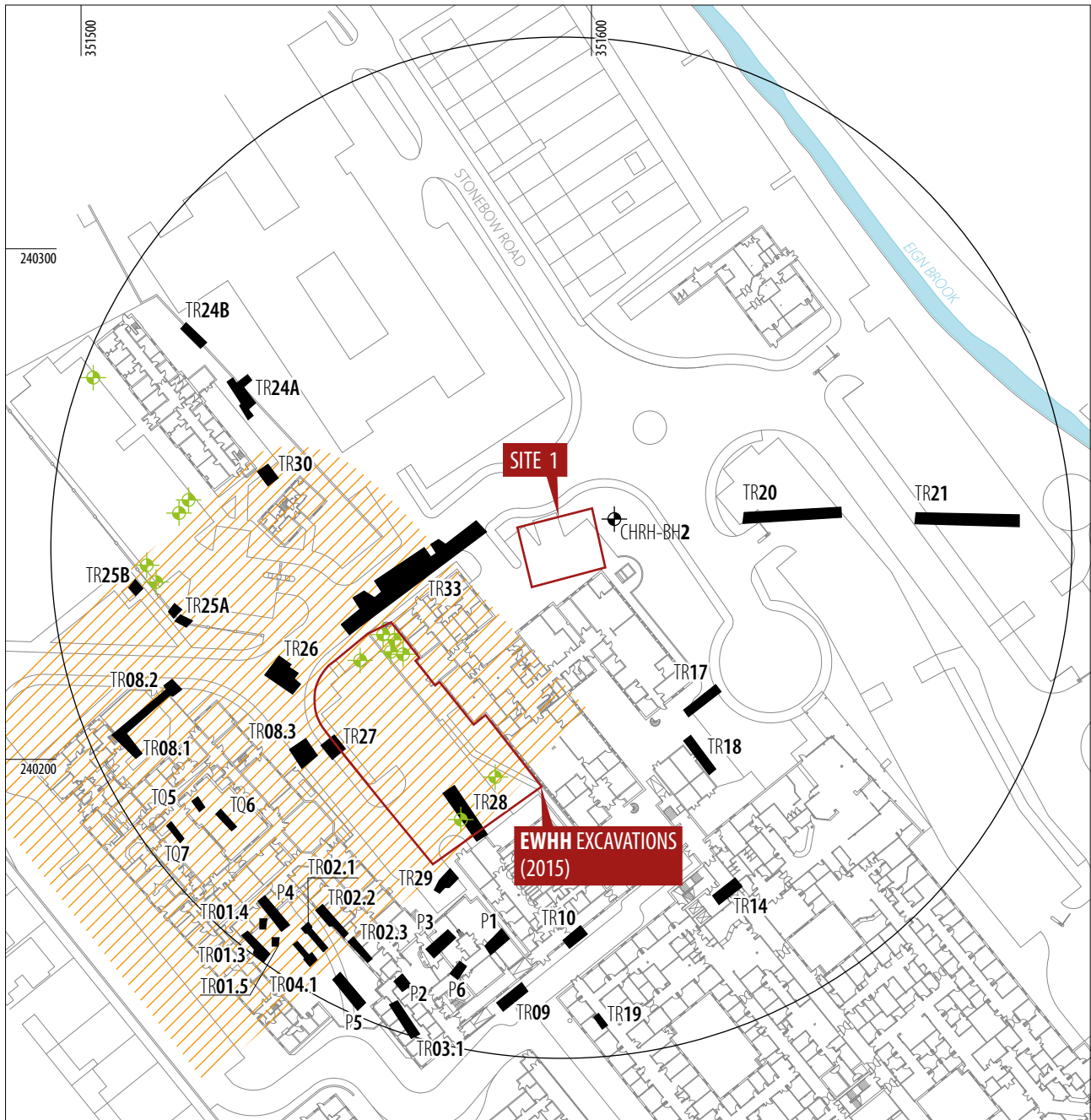
Anglo-Saxon

No heritage assets dating to this period have been identified within the development area or the wider study area. Hereford was a Saxon town of some importance, however the defended area was located to the south of the current city centre.

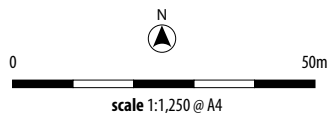
Medieval

The area occupied by the County Hospital includes the position of the former St Guthlac’s Priory following its relocation here from its original site on Castle Green, in c. AD 1143 until the dissolution in AD 1539.

Site 1 is located on the north-eastern edge of the priory burial ground. The location of buildings relating to the priory are currently unknown but cartographic evidence and the results of previous excavations suggest that priory buildings are likely to be located to the northeast or the northwest of the priory burial ground.



- KEY**
- site boundary
 - 100m diameter search area
 - projected extent of burial ground
 - + HHHH boreholes (2015)
 - excavations (1998–2003)



ILLUS 4
Previous excavations in the vicinity of Site 1

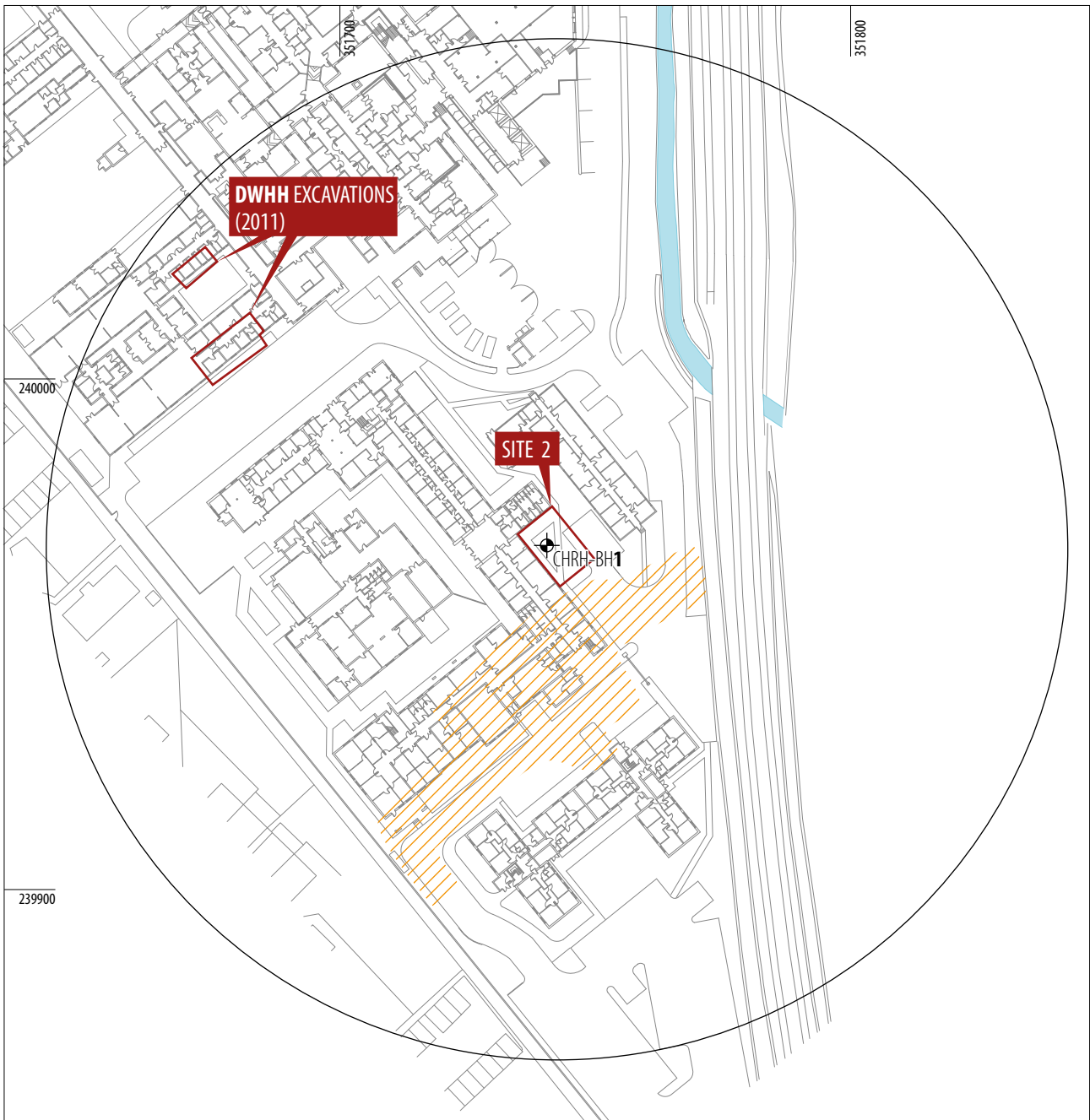
Following the dissolution the priory passed into the hands of John ap Rice between AD 1541 and AD 1545. At the time the area contained the priory or cell, granaries, stables, houses, other buildings, orchards, dove cotes, arable land, ponds and streams.

Post-medieval

The priory survived in some form or other in 1645 as Colonel Birch hid 150 men there during the civil war.

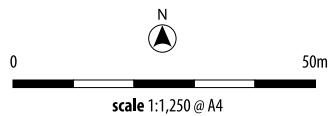
The area of the site is described as 14 acres in a deed of 1693, a dimension reaffirmed when the land passed back into the hands of Benjamin Fownes in 1720. A building known as the Priory was occupied by John Price in the mid-18th century and is shown on Curley's 1858 map of the site. The L-shaped building, which was still visible on the 1937 OS map, was identified by the Royal Commission as having stonework of 13th century date.

The Hereford Union workhouse was constructed within the southwest of the Site 1 study area in 1837. During construction it was



KEY

- site boundary
- 100m diameter search area
- extent of gravel pit marked on 1888 OS map



ILLUS 5

Previous excavations and heritage assets in the vicinity of Site 2

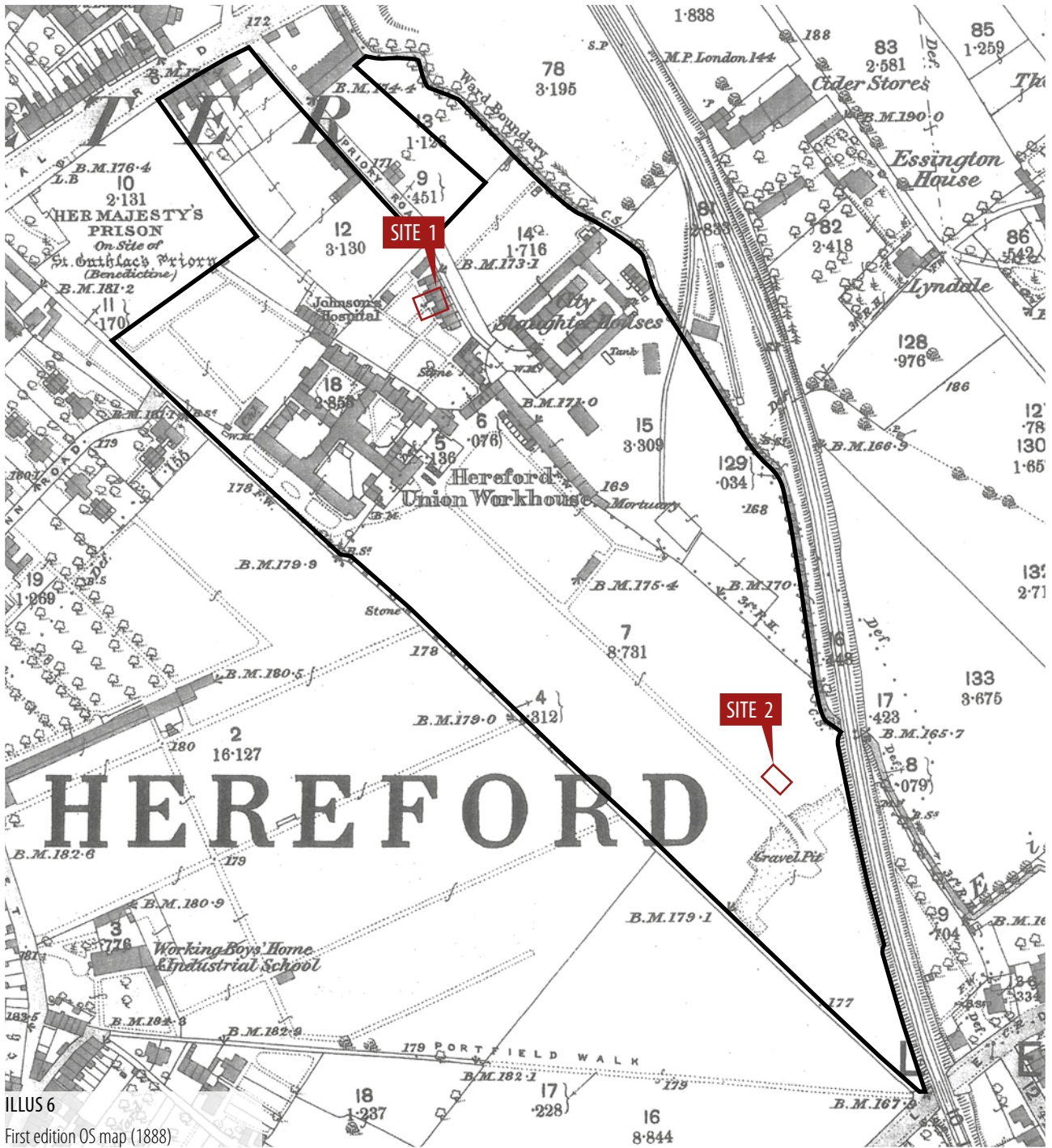
necessary to level the ground in front of the workhouse. A gravel pit (situated to the far south of the workhouse site) was filled in at the same time as the ground was levelled.

Site 2 is located to the southeast of the priory precinct within an area historically known as the Portfields. Historic maps indicate that gravel pits were located in the area from at least 1888 until the area was developed as nurses' accommodation in the mid-20th century.

Modern

The workhouse later became the County hospital with additional buildings constructed on the site during the late 1930s.

Between 1998 and 2003 a major redevelopment of the hospital site was undertaken. Buildings dating to the 1930s were removed from the northwest of the site and a purpose built hospital was constructed to the southeast of Site 1.



5.2 CARTOGRAPHIC HISTORY OF THE DEVELOPMENT AREA

Although Speede's 1610 map of Hereford shows the walled precincts of the Greyfriars' and Blackfriars' priories, it is totally blank in the area of St Guthlac's, merely showing a few houses stretching a short way along Commercial Road outside the Bye Street Gate.

Taylor's map of 1757 includes one house, set well back from the road, in the general area. However, topographical features such as Eign Brook are not included on the map, making the accurate positioning of this building difficult. Previous studies (Shoesmith 1996) have placed the building on the site of the present bus station and have interpreted it as a former priory building converted for secular use.

Development Site 1 corresponds with Plot 28 on the 1842 Tithe map which included Priory Farm. The farmhouse and its associated buildings were built sometime before 1842 and were approached by a track from Commercial Road; a track that was eventually to become Stonebow Road. The map also shows a watercourse running in a southerly direction from Priory Farm, along the parish boundary between St Peter's and St Owen's parishes.

The first detailed Ordnance Survey plan was made in 1888 (ILLUS 6) and shows significant changes throughout the site. Occupying Site 1 is a row of six terraced houses located to the southwest of Priory (later Stonebow) Road. Gardens and undeveloped land separates

The first evidence for the removal of the terrace of houses on the location of Site 1 is the 1975–89 OS map. A hospital building, believed to be the former physiotherapy building is located on the proposed footprint of Site 1.

A major redevelopment programme in the late 1990s and early 2000s witnessed the demolition of the northern and central ranges of the former union workhouse and later buildings to the northwest. The current main hospital building located between Sites 1 and 2 was constructed during this period. The physiotherapy building was demolished and the site used for internal road widening and a car park for the adjacent pathology building.

5.3 ARCHAEOLOGICAL OBSERVATIONS WITHIN THE STUDY AREAS

Site 1

The first recorded archaeological work to have been undertaken on the hospital site dates to 1978, when excavations for an underground walkthrough duct identified a series of human burials in an area approximately 40m to the southwest of Site 1 (Shoesmith 1984). This area was re-excavated in 2015 and is described in more detail below.

An extensive programme of archaeological works associated with the redevelopment of the hospital complex was begun in 1998. The works identified further human remains and went some way to establishing the boundaries of the medieval burial ground. Masonry remains were identified within a small number of trenches, however the excavations did not identify the layout of the monastic buildings.

Excavations at Hereford County Hospital 1998–2003 (Crooks 2005)

The locations of Trenches and excavation areas are recorded on ILLUS 4.

Blank trenches

The first stage of work involved the excavation of 22 trial trenches to the levels of archaeology or the natural geology in order to define the limits of the archaeology. Trenches 9–10, 14 and 17–21 were located within the current study area. No early deposits were identified in these trenches.

No archaeological deposits were identified in Trench 24B, although a dump of medieval roof tile was found in Trench 24A. Trenches P2, P3 and P5 were located in the vicinity of the former workhouse; no significant deposits were identified in these trenches, with only a stony clay subsoil beneath recent deposits of associated with the workhouse and the hospital.

Trenches containing evidence for boundary ditches

Trenches P1 and P6 excavated beneath the floor of the workhouse basement identified a northeast/southwest aligned ditch which appears to represent the limit of the priory precinct.

The north-western limit of the burial ground, marked by a double ditch with V-shaped profiles was identified in Trench 31 (not illustrated) located 110m to the west of Site 1.

Trenches containing evidence for buildings

Although no definitive evidence for monastic buildings has been identified within the study area, a deposit of demolition debris, stone roof and glazed ridge tile of 14th to 15th century date, was identified within Trench 24A to the north of the burial ground. A similar deposit was also found in Trench 29, where medieval building stone was also found. Short lengths of wall, possibly of medieval date, were identified in Trenches 28 and 30.

A more substantial length of masonry, consisting of the corner of a presumed building, was identified within Trench 33. Aligned northeast/southwest, the longer wall measured 2.1m in width. The structural remains were confined to the south-western end of the Trench and did not continue towards the location of Site 1. The size and position of the wall, surrounded by the graveyard, led to it being interpreted (Crooks 2005) as part of the monastic church. Is this is the case, it had evidently been constructed after initial use of the area for burial, as the walls cut at least two skeletons.

The burial ground (Trenches T1.3, 2.1, 2.2, 2.3, 4.1, 8.1, 8.2, 8.3, 25A, 25B, 26, 33, Tq5, Tq6, Tq7 and P4)

The excavations undertaken between 1998 and 2003 went some way to establish the extent of the priory burial ground. Thirty-five individuals were excavated, with an unquantified number of burials being identified but subsequently left in situ. The presence of children and females within the skeletal assemblage suggests that the burial ground was not, as previously assumed, the resting place of St Guthlacs monastic community, but instead was the burial ground for the parish of St Peter.

Radiocarbon dating of two of the burials returned dates in the late 12th to early 13th centuries, at the beginning of the priory's presence on the site.

Trench 33, located immediately to the west of the Site 1 development area identified what is believed to be the north-eastern extent of the burial ground.

Seventeen burials were identified within the trench, some as little as 0.40m below ground level. It was noticeable however that these burials were confined to the southwest of the trench with the north-eastern 10 metres of the trench devoid of burial.

At the north-eastern end of the trench (i.e. adjacent to the Site 1 area) natural gravels were identified at a depth of 0.20m below ground level.

Excavations associated with the Emergency Ward (HHHH & EWHH 2015)

Site investigation works (HHHH) and a subsequent watching brief (EWHH) were undertaken in 2015 in advance of the construction of an emergency temporary ward c. 25m to the southwest of Site 1.

The site investigation works established that burials were present within the footprint of the proposed ward building at a depth of c. 2m below the modern ground surface. The site is located on a raised, terraced area which explains the disparity in depth of burial between this site and Trench 33 (1998–2003 excavations) which is located immediately to the north.



A foundation plan was designed which would allow the excavation of the burials. A grid array of 19 foundation pad trenches was excavated. Nine burials were identified across four of the pad positions. The presence of foundations relating to the former workhouse appeared to have truncated the burial ground within the remaining 15 trenches, with disarticulated skeletal material identified across the site.

Site 2

Dore Ward Excavations (2011)

The construction of a new radiotherapy unit on land previously occupied by the Dore Ward, required the excavation of two archaeological trial trenches. A dark soil horizon containing post-medieval and modern refuse including glass and brick overlay geological deposits. No deposits of archaeological significance were identified.

5.4 ARCHAEOLOGICAL MONITORING OF BOREHOLES

Method

A single engineering borehole was excavated at each site to determine the geological profile of the sites. The works were undertaken under archaeological watching brief conditions in accordance with a WSI (Craddock-Bennett 2015) agreed with the archaeological advisor to Herefordshire Council.

The boreholes were excavated using an A-frame percussion rig with a c. 0.20m bore (ILLUS 8). Deposits arising from the boreholes were monitored by the archaeologist and the stratigraphy of the

site (to the level of geological deposits) recorded. The works were undertaken on the 21st and 22nd of September 2015.

The locations of the boreholes are indicated on ILLUS 4 (CHRH-BH2) and ILLUS 5 (CHRH-BH1).

Results

Site 1

A small test pit was excavated in advance of boring to check for the location of the gas main within this area. At a depth of 0.50m below ground level a buried tarmac surface with in situ kerb stones was identified. Subsequent excavation of the borehole established that natural gravel was present at a depth of 0.70m, immediately beneath a hardcore layer associated with the tarmac surface. No archaeological deposits were identified.

Site 2

The excavation of borehole 1 identified a dark brown/black silty topsoil deposit extending to a depth of 1.1m below ground level. Below this, a black, loosely compacted cinder deposit continued to a depth of 5.0m below ground level, at which point geological deposit were encountered.

Discussion

The borehole excavated in Site 1 identified a road or parking surface which is likely to immediately predate the alterations to the internal road system at the hospital complex undertaken during the redevelopment of the site between 1998 and 2003. The presence of natural geology

immediately below this surface is keeping with the results of previous archaeological excavations in the vicinity which have identified natural gravels at a depth of c.0.4m below ground level.

The cinder deposit identified during the borehole excavation at Site 2 suggests a substantial importation of material to the site prior to the construction of the Lionel Green building. Cartographic evidence indicates that the area was used for gravel extraction and it appears that cinder deposits have been used to fill in the gravel pits prior to construction in this area.

5.5 DESIGNATED HERITAGE ASSETS

There are no Scheduled Monuments or Registered Parks or Gardens within either search area.

Hereford area of archaeological importance

The proposed development sites are located within the Hereford Area of Archaeological Importance (HAAI).

The HAAI encompasses the whole zone within the medieval walls of the city, together with some of the early suburbs and former monastic precincts.

It is an offence to undertake any operations within the HAAI which may disturb the ground, or flood any site, or tip upon any site, without giving the administering authority (Herefordshire Council) six weeks' notice of the commencement of these operations.

Conservation areas

Development Site 1 is located approximately 100m to the southeast of the Hereford Central Conservation Area.

The statutory definition of a conservation area is 'an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance'. It is the quality and interest of areas rather than individual buildings, which is important.

There are many factors that contribute to the character of a conservation area:

- The historic layout of property boundaries and thoroughfares.
- A particular mix of uses.
- Vistas along streets and between buildings.
- Characteristic materials
- Appropriate scaling and detailing of buildings.
- Quality shop fronts, street furniture, hard and soft surfaces
- Trees and open spaces.

The aim must be to ensure that the quality of townscape is preserved or enhanced as well as protecting individual buildings.

Listed Buildings

There are no listed buildings within either search area.

6 DISCUSSION

6.1 SITE 1

The proposed development site has limited archaeological potential predating the arrival of St Guthlac's priory in the mid-12th century. The site of the parish burial ground associated with the priory has been well defined by previous archaeological excavations. The proposed development lies to the northeast of the known burial ground. The full layout of the monastic site, however, has not been established and the location of a number of key features is unknown. The location of most of the priory buildings are unknown, although the areas to the northeast and northwest of the burial ground have produced the best evidence for potential structures. The best evidence to date being a substantial stone footing found during the construction of the access road in Trench 33. The building marked 'The Priory' on Curley's 1858 map and the location of Priory farm are all located in close proximity to the development area and are considered to be possible locations for priory buildings.

Development on the site in the form of the former physiotherapy building (c. 1970) and subsequent demolition (c. 2000) is likely to have had an adverse impact upon any surviving archaeological deposits, especially considering the relatively shallow depth at which geological deposits have previously been encountered (c. 0.40 – 0.70m).

6.2 SITE 2

Cartographic evidence suggests that Site 2 was located in an undeveloped area of the city until the latter half of the 20th century when the existing Lionel Green building was constructed on the site. An extensive gravel extraction pit is recorded on the First Edition OS map of 1888. Although the development site appears to be located to the northwest of this feature, the results of the recent borehole excavation suggest that gravel extraction was being undertaken within the Site 2 area. The pit appears to have been backfilled with cinder deposits in the late 19th or early 20th centuries. Excavation of gravel deposits within the site is likely to have removed any archaeological deposits that may have existed on the site.

7 SUMMARY OF POTENTIAL IMPACTS

Description of potential HA	Significance of potential HA (High, Medium, Low, Negligible)	Likelihood of it occurring within the development area (High, Medium, Low, Negligible)
Site 1 - Possible buried remains of medieval date	High (Although probably truncated would have potential to reveal information regarding location of priory buildings)	Medium (Identified as potential location of priory buildings)

8 IMPACT ASSESSMENT

8.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development at Site 1 involves the construction of a single storey building to house patient records. The development of Site 2 involves the construction of a three storey extension to the Lionel Green building. The proposed foundation designs and the scope of any associated works are unknown at this time.

8.2 WHAT ARE THE PHYSICAL IMPACTS ON HERITAGE ASSETS?

Description of potential HA	Significance of potential HA (High, Medium, Low, Negligible)	Negative impacts of development on HA (None, Low, Medium, High)	Positive impacts of development on HA (None, Low, Medium, High)
Site 1 - Possible buried remains of medieval date	High	High (If remains survive, the insertion of foundations is likely to cause considerable disturbance).	None

9 CONCLUSION

Previous excavations in close proximity to Site 1 have encountered human remains associated with the burial ground of St Guthlac's Priory. The burial ground is not thought to continue into the development area. There is however the potential for the remains of priory buildings to be present within the development area.

Site 2 is not considered to be archaeologically sensitive. Cartographic evidence and the results of a recent borehole excavation on the site appear to confirm that the area was used for gravel extraction in the late 19th/early 20th century and any archaeological remains which may have been present are likely to have been removed by this activity.

This assessment fulfils the requirement in national planning policy to provide sufficient information on the significance of heritage assets that could be affected by the proposed development.

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