



# Land off Inns Court Avenue Knowle West, Bristol

Historic Environment Desk-Based Assessment



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## Summary

Wessex Archaeology was commissioned by Bristol City Council to prepare a Historic Environment Desk-Based Assessment of land off Inns Court Avenue, Knowle West, Bristol, BS4 1TB, centred on National Grid Reference 358674, 169243. This study is intended to inform and support a planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to Iron Age and Romano-British occupation.

Due to a lack of previous archaeological investigation and previous impacts within the site, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the Principal Historic Environment Officer at Bristol City Council.

Only the Grade II\* listed Holy Cross Inns Court Vicarage (NHLE 1202314) was identified as likely to be potentially affected by the development proposals. Due to the position of the asset and its current setting the development proposals are not considered to have any impact on any aspect of the setting of the asset that contributes to its significance.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

## Acknowledgements

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# Land off Inns Court Avenue Knowle West, Bristol

## Historic Environment Desk-Based Assessment

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Bristol City Council (the Client), to prepare a Historic Environment Desk-Based Assessment of land off Inns Court Avenue, Knowle West, Bristol, BS4 1TB (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 358674, 169243.
- 1.1.2 This study will inform and support a planning application for a proposed residential development within the Site, to be submitted to Bristol City Council.
- 1.1.3 Prior to the inception of this assessment the Principal Historic Environment Officer was consulted and the scope of the desk-based assessment, including the sources to be consulted was agreed.

#### 1.2 The Site

- 1.2.1 The Site comprises an irregular parcel of land of approximately 1.2 ha located within the Knowle West area of Bristol, some 3 km south of the city centre.
- 1.2.2 The Site is a brownfield site, currently comprising of hard standing across the southern two-thirds of the Site (**Plate 1**) and grass and trees in the northern part of the Site (**Plate 2**). It is bounded to the north by Inns Court Avenue (**Plate 3**), to the east by Marshall Walk and to the west and south by housing (**Plate 4**).
- 1.2.3 The Site is situated within a relatively flat area of land at an elevation of approximately 155 m above Ordnance Datum (aOD). Local topography falls gently to the west and Pigeonhouse Stream.
- 1.2.4 The underlying bedrock geology within the northern part of the Site is mapped as the Salford Shale Member with the bedrock within the southern part of the Site mapped as the Rugby Limestone Member (British Geological Survey, Geology of Britain Viewer). No superficial deposits are recorded.

#### 1.3 Development proposals

- 1.3.1 Finalised development proposals were still be developed at the time of writing. At the moment three options are being considered:
- Twelve one-bed apartments over two storeys, with one communal unit for use of the residents living there. Comprising six angled residential units in a linear arrangement, plus additional communal unit to the rear.
  - Twelve one-bed apartments over two storeys, with one communal unit for use of the residents living there. Comprising two groups in the north and south of the plot overlooking courtyard area between.





- Seventeen one-bed apartments across three storeys, with one communal unit for residents living there. Comprising two groups in the north and south of the plot overlooking courtyard area between. Buildings step up from single storey adjacent to neighbouring properties, to three storeys along Marshall Walk.

1.3.2 These options are currently being taken forward for consultation and engagement.

## 1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

1.4.3 NPPF Annex 2 defines a Heritage Asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

## 1.5 Aims

1.5.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components;
- assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

## 2 PLANNING BACKGROUND

### 2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.





2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

## **2.2 Designated heritage assets**

2.2.1 A designated heritage asset is defined in NPPF Annex 2 as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*

2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.3 The Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.5 Further information regarding heritage designations is provided in **Appendix 2**.

## **2.3 National Planning Policy Framework**

2.3.1 The current National Planning Policy Framework (NPPF) was published in February 2019 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;



- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.4 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.5 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource.

## **2.4 Local planning policy**

2.4.1 The Site is situated within the administrative boundaries of Bristol City Council, which adopted the *Bristol Development Framework Core Strategy* in June 2011. Within this Policy BCS22: Conservation and the Historic Environment highlights the need of development proposals to safeguard or enhance the historic environment. Further guidance on implanting this policy is found in the Site Allocation and Development Management Policies document (Bristol City Council 2014), Policy DM31: Heritage Assets.

2.4.2 Further guidance on the consideration and protection of archaeology through the planning process is given through the *Supplementary Planning Document 7: Archaeology and Development* (Bristol City Council 2006).

2.4.3 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

## **3 METHODOLOGY**

### **3.1 Introduction**

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

### **3.2 Study Area**

3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

### **3.3 Sources**

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;



- The Bristol City Historic Environment Record (BCHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- Relevant national, regional and thematic Research Frameworks (e.g. Grove and Croft 2012);
- National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- Historic manuscripts, surveyed maps, and Ordnance Survey maps available through Know Your Place<sup>1</sup>; and
- Relevant primary and secondary sources available online and in Wessex Archaeology's own library<sup>1</sup>. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

### 3.4 Site visit

3.4.1 The Site was visited on 9 March 2021. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

### 3.5 Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*

3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.

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<sup>1</sup> Due to restrictions resulting from Covid-19 visits to the Bristol Record office could not be undertaken. Available reports and maps were sourced from Know Your Place (<http://maps.bristol.gov.uk/knowyourplace/>).

3.5.3 These values are broadly analogous to the 'interests' defined by NPPF, which are used within this report, as per Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). These are:

- Archaeological Interest: 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.
- Architectural and Artistic Interest: 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. Artistic interest is an interest in other human creative skill, like sculpture.
- Historic Interest: An interest in past lives and events (including prehistoric). 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.

3.5.4 This assessment was also informed by the advice published by Historic England in the document entitled Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (2015).

### 3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

*'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 that significance or may be neutral.'*

3.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017), which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected'
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'
- Step 5 is to 'make and document the decision and monitor outcomes'



- 3.6.3 For the purposes of this assessment, only Steps 1-4 of the process have been followed. Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

### 3.7 Assumptions and limitations

- 3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.7.2 The records held by the BCHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

### 3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

## 4 BASELINE RESOURCE

### 4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. As a result, not all identified assets are discussed directly in the section below. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.
- 4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3** and illustrated on **Figures 1-2**.

### 4.2 Designated heritage assets

#### *Site*

- 4.2.1 There are no designated heritage assets within the Site.

#### *Study Area*

- 4.2.2 Around 100 m east of the Site is the Grade II\* listed Holy Cross Inns Court Vicarage (NHLE 1202314), a 15th century stair turret which is attached to a mid-20th century building (not listed). This is a surviving fragment of a once larger house, and probably built for the lawyer Sir John Innys, who died in 1439. The only other Listed Building in the Study Area is the Grade II listed former Wills Tobacco Headquarters, which was built in the 1970s.
- 4.2.3 At the north-western edge of the Study Area is situated the Bishopsworth and Malago focused on the Malago stream and the core of the former village of Bishopsworth.



4.2.4 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.2.5 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

### **4.3 Locally listed heritage assets**

4.3.1 The Roman Catholic Church of Christ the King in Filwood (BCHER 1777M), built in 1951-2, is identified as a locally listed heritage asset.

### **4.4 Previous studies**

#### *Site*

4.4.1 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment.

#### *Study Area*

4.4.2 The BCHER contains entries pertaining to a small number of investigations which have been carried out within the Study Area.

4.4.3 Most significant of these was a series of excavations at Filwood Park which identified Iron-Age and Romano-British occupation along with evidence of the former manor house (BCHER 20253, 20054, 20348, 20786, 21529; Williams 1983; Bristol and Region Archaeological Services 1997; Jackson 2007). Although event BCHER 22357 is plotted immediately to the north-west of the Site the limited description and bibliographic reference suggest it actually relates to work undertaken during the construction of the community centre, shop and roads which enabled a plan of the former manor house to be established (Williams 1999 99-100).

4.4.4 Other small-scale investigations have occurred in the wider area to the north-west (BCHER 20938) and east of the Site (BCHER 21082, 25102). However, these did not locate any archaeological features or deposits but did indicate some imported modern made ground.

4.4.5 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.4.6 Previous archaeological investigations carried out within the Study Area are described in **Appendix 3** illustrated in **Figure 2**.

### **4.5 Archaeological and historical context**

4.5.1 The following section summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.5.2 Records obtained from the NHLE, BCHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–2**.

#### *Prehistoric (970,000 BC–AD 43)*

4.5.3 There is currently little recorded prehistoric activity in the Study Area. A possible barrow is noted at the south-western edge of the Study Area (BCHER 1729M). Another earthwork is



noted at the eastern edge of the Study Area, its date and function is unknown but it could indicate more prehistoric activity (BCHER 1733M).

- 4.5.4 A worked flint flake of possible Mesolithic date, a Late Neolithic or Bronze Age end scraper and a burnt flint fragment represent the only prehistoric finds made in the environs of the Site (Jackson 2007, 9).

*Romano-British (AD 43–410)*

- 4.5.5 Roman-British occupation in the south Bristol area can be defined as an area stretching roughly from the River Avon to Dundry Hill in the South. The Site itself lies between two known villas, one at Bedminster Down and the other at Brislington (*terminus post quem* AD 270). Both were excavated in the late 19th and early 20th century, revealing substantial structures.
- 4.5.6 In the immediate vicinity of the Site, Romano-British settlement is known at Filwood Park (BCHER 2011M). This was initially discovered in 1982 (BCHER 20253; Williams 1983) with later evaluation and excavation (BCHER 20054, 20348, 20786, 21529; Bristol and Region Archaeological Services 1997; Jackson 2007) (**Figure 3**).
- 4.5.7 The excavations revealed an initial phase of late Iron-Age/early Romano-British occupation, followed by sparse occupation through the 1st and 2nd century, characterised by a small number of surviving features. These included a pit which produced securely dated ceramics. Further occupation layers and two stone-built drains produced 2nd and 3rd century pottery, the drains being interpreted as potentially belonging to a building outside of the excavation area (Jackson 2007, 28).
- 4.5.8 Substantial late 3rd to mid-4th century occupation was identified in the form of three buildings with stone foundations. Pottery and coin evidence confirmed that these were constructed sometime during the mid-late 3rd century, with a contemporary boundary ditch surrounding the settlement area. A burial of a female aged 20-25 was excavated at the far western edge of the excavation, but no further interments, of any period, have been identified within the Study Area. Several abraded sherds of Romano-British pottery were identified within the grave, however these could not be dated more precisely (Jackson 2007, 37).
- 4.5.9 Work at Inns Court in particular suggested that there was a substantial stone building of at least two ranges immediately west of the community centre. This building was apparently of higher status than those previously recorded in the area and surviving areas of internal stone flooring were found. A wide ditch separated this building from another stone building to the south, and this too had stone floors (Williams 1997, 77-79). The finds evidence may also indicate that the site may have had an origin in the Late Iron Age.
- 4.5.10 The extent of the settlement is currently undefined, although the features so far identified extend for a distance of over 400 m from east to west.
- 4.5.11 The nearest aspect of these investigation to the Site were Trenches 5 and 6 from the 1997 evaluation, which lay 25 m and 34 m to the south-east of the Site respectively. While no archaeological deposits or features were located in Trench 6 a circular depression was identified in Trench 5. This was undated but thought to be of post-medieval or modern date.



*Saxon (AD 410–1066) and medieval (AD 1066–1500)*

- 4.5.12 At the time of the 1086 Domesday Survey, the Site was situated within the manor of Bedminster and Hareclive, and the sub-manor of Bishopsworth. The precise focus of the early medieval settlement is not known.
- 4.5.13 Inns Court to the east (BCHER 1732M), was the location of a property belonging to a John Onewyn in the 14th century and a John Inyn in the 15th century. The architectural style of the surviving stair tower dates to the 16th century which suggests that the house may have been rebuilt then.
- 4.5.14 To the south-east of the Site, Filton or Filwood Deer Park was a medieval deer park which apparently belonged to Keynsham Abbey (BCHER 1734M). The abbey had a grange, chapel and lands and tenements in the area.

*Post-medieval, 19th century and modern (AD 1500–present day)*

- 4.5.15 There are a number of post-medieval and 19th century structures noted in the Study Area, largely identified from cartographic sources, however none within the immediate vicinity of the Site.
- 4.5.16 The manor house is thought to have been at the height of its importance and grandeur during the 16th century. During the late 17th or 18th century, an outbuilding was constructed against the west side of the west range of the house, with the west and north ranges continuing in use during this period. The Inns Court excavations revealed that the remains of the western extent of the manor house had been heavily truncated by late post-medieval and 19th century farming, indicating that this part of the structure had been demolished by the late 18th century. By the 19th century the building had become a farm and remained in agricultural use until 1937 when the land was acquired by Bristol City Council to build a housing estate.
- 4.5.17 The farmhouse was subsequently demolished and in 1949-1950 Holy Cross Church was established in one of the converted farm outbuildings (BCHER 1879M). The 16th-century stair tower was, however, retained, restored and was Grade II\* listed in 1959 (NHLE 1202314). A new purpose-built church was constructed in 1959, before replacement with a new building in 1999 (BCHER 1928M).
- 4.5.18 At the time of the 1841 Bedminster tithe map (**Figure 4, Map A**), the Site is shown within a large area of pasture listed on the apportionment as 'Home Mead' (plot 919). This land along with fields to the north and east are owned by a Thomas Daniels and occupied by Joseph Collings, who also own and tenant Inns Court respectively. The Ordnance Survey maps from 1886 and 1916 show few changes from the tithe map (**Figure 4, Maps B and C**), though an area of quarrying is visible adjacent to the road to the west by the 1916 edition.
- 4.5.19 The post-war edition (**Figure 4, Map D**) illustrates the suburban expansion of Bristol into the neighbouring countryside with interlinked residential development planned and laid out around Inn's Court, Nover's Park and Filwood Park. Much of this expansion was driven by the need for more homes following the clearance of inner-city areas devastated by the Blitz. Many of these homes were of prefabricated design. The demolition of several of the farm outbuildings and the conversion of others to form the vicarage and church can be seen. At this time four properties lie within or partially within the Site. The construction of these and associated services is likely to have caused substantial localised disturbance.



- 4.5.20 In the latter part of the 20th century (not illustrated) the purpose-built church, south of the vicarage and associated church hall immediately to the south-west can be seen. A public house, The Inns of Court, was located within the area now occupied by the shopping arcade (Marshall Walk), access and parking area to the north.
- 4.5.21 Redevelopment of the housing within a large area adjacent to Nover's Lane and south of Inn's Court Avenue then occurred in the late 20th century (not illustrated) which saw the demolition of the prefabricated housing and the construction of council housing designed on the Radburn principles with grouped blocks fronting common areas rather than the street. This included the clearance of land within the Site and the construction of five retail units within the central part of the Site. The remains of this and the hardstanding to the south can be seen today. The public house was also demolished in the late 20th century along with the construction of the retail area of Marshall Walk and the church and community centre.

#### 4.6 Assessment of archaeological survival and previous impacts

- 4.6.1 It is anticipated that some disturbance within the Site will have occurred due to the construction of the housing and retail units formerly within the Site, as well as from the establishment of the wider hardstanding. While construction impacts from the prefabricated housing units may have been less than conventional housing some foundation impacts, landscaping and excavation for utilities is likely to have occurred. Later construction impacts from the parking and retail structures will also have occurred, though the depth of these is unknown.
- 4.6.2 While some below ground archaeological features, if present, could be preserved within the Site they are likely to have suffered from at least a degree of truncation meaning that shallower and more ephemeral features will most likely have been lost.

### 5 SETTING

- 5.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.
- 5.1.2 The known topography of the area, its built-up character and discussions with the Principal Historic Environment Officer resulted in only the Grade II\* listed Holy Cross Inns Court Vicarage (NHLE 1202314) being identified as likely to be potentially affected by the development proposals.
- 5.1.3 This stair turret is the last surviving upstanding aspect of the 15th century property from which the area derives its name. Its significance is primarily derived from its architectural and historical interest. The listing indicates that the building it is currently attached to (The Cairn) dates from the 20th-century and it is explicitly not part of the listed building. The site visit however suggests that it may incorporate some earlier stonework within its façades (**Plate 5**). The turret lies to the rear of the current property and only glimpsed views can be gained of it from the surrounding roads (**Plate 6**). Though once part of a rural manor house and later farm the asset is now surrounded by modern residential development, the modern church and community centre to the west and the three storey blocks of the Bristol South Rehabilitation Centre to the north (**Plate 7**). The windows within the turret are currently shuttered.



- 5.1.4 The modern development of the areas surrounding the stair turret and the loss of all the former farm buildings and manor, with the exception of any elements preserved within the attached property and below ground remains, mean that there is no positive contribution made by the setting of the asset to its significance.
- 5.1.5 Due to the church and community centre, along with the height of the stair turret relative to The Cairn, while some views of The Cairn are visible from the northern part of the Site there is no real intervisibility with the turret itself (**Plate 8**). Residential development of the Site will be in keeping with the character and former use of the Site from the 20th century onwards.
- 5.1.6 Accordingly, the development proposals are not considered to have any impact on any aspect of the setting of the asset that contributes to its significance.

## **6 POTENTIAL DEVELOPMENT EFFECTS**

### **6.1 Introduction**

- 6.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts.

### **6.2 Summary of known and potential historic environment resource**

- 6.2.1 While there have been no investigations within the Site itself nearby investigation give greater confidence in establishing the archaeological potential of the Site.
- 6.2.2 The brownfield nature of the Site suggests that there will have been some disturbance and possible loss of archaeological remains. However, the extent of this (both in terms of depth and footprint) is unknown.
- 6.2.3 There is currently little evidence for prehistoric activity in the vicinity of the Site as such the archaeological potential for remains from this period to be present is considered to be low. The significance of any remains should they be present would depend on their character and survival.
- 6.2.4 Excavations immediately east of the Site has located Iron-Age and Romano-British occupation the full extent of which is not known. However, the nearest trenches to the Site associated with these investigations did not locate any remains dating to these periods. Given this and the known disturbance within the Site the potential for further remains from these periods is considered to be moderate. Further remains from these periods would add to the existing knowledge of the occupation of this area and regional research objectives potentially adding to our understanding about rural settlement and the transition between the Iron Age and Romano-British periods (Holbrook 2007, Grove and Croft 2012).
- 6.2.5 The focus of medieval and post-medieval activity was the manor house at Inns Court to the east. The Site lies outside the known building complex and was likely to be within agricultural land owned by the estate. The potential for archaeological remains from these periods is considered to be low and if present to be of low value.
- 6.2.6 The Site was once the location of several prefabricated houses before their demolition and the construction of a row of retail units on the Site. This later construction work may have disturbed evidence of the previous housing however some features or demolition materials could remain. While prefabricated houses were largely based around concrete, aluminium and wood some designs did incorporate asbestos. Nearby identified examples were of the



American UK100 design<sup>2</sup>. The modern history of the Site is already well recorded through historic map evidence.

### 6.3 Statement of potential impact

#### *Designated heritage assets*

6.3.1 No designated heritage assets would be affected by the implementation of the proposed development.

#### *Archaeological remains*

6.3.2 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- Preliminary site investigation works;
- Setting up a secure construction compound within the Site;
- Plant movement;
- Topsoil stripping;
- Piling and/or excavation of new foundation trenches;
- Installation of services, drainage and other infrastructure;
- Establishment of new car parking areas, estate roads and access points;
- Hard landscaping works (levelling, remodelling); and
- Soft landscaping and environmental enhancement works, including planting.

6.3.3 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

6.3.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

6.3.5 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the immediate building footprints and any deep excavation for services. Due to the history of the Site, less minimally intrusive works such as access roads, paths and parking areas may lie within areas already subject to disturbance.

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<sup>2</sup> <https://www.prefabmuseum.uk/content/history/map>



## 7 CONCLUSIONS

### 7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

#### *Archaeological remains*

- 7.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to Iron Age and Romano-British occupation associated with the Filwood Park settlement to the east. However, due to known disturbance and a lack of previous archaeological investigation within the Site, the potential for and significance of any such remains could not be accurately assessed on the basis of the available evidence.
- 7.1.3 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

#### *Settings of heritage assets*

- 7.1.4 Only the Grade II\* listed Holy Cross Inns Court Vicarage (NHLE 1202314) was identified as likely to be potentially affected by the development proposals. The modern development of the area means that there is no positive contribution made by the setting of the asset to its significance. Additionally due to intervening buildings there was judged to be no real intervisibility between the Site and the Grade II\* listed asset. Accordingly, the development proposals are not considered to have any impact on any aspect of the setting of the asset that contributes to its significance.

### 7.2 Recommendations

- 7.2.1 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional investigations may be required by the Principal Historic Environment Officer at Bristol City Council.
- 7.2.2 In the first instance archaeological monitoring and reporting on any geotechnical investigations would provide information on the degree of disturbance and truncation within the Site and therefore a better understanding of its archaeological potential. This may also help confirm the presence or absence of any asbestos materials associated with the prefabricated houses or later retail units within the Site.
- 7.2.3 The results of this would inform the need for and locations of trial trenching in the Site to fully understand the nature, survival and significance of the archaeological resource present.
- 7.2.4 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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Williams, B 1999 'Review of Archaeology 1998-1999' *Bristol & Avon Archaeology* 16, 95-112

### **Historic Environment Records**

Bristol City Historic Environment Record (BCHER)

### **Cartographic and documentary sources**

1841 Bedminster tithe map (Bristol Record Office ref. EP/A/32/7)

1840 Bedminster tithe apportionment

1886 First Edition Ordnance Survey 25-inch map (1:2,500)

1916 Edition Ordnance Survey 25-inch map (1:2,500)

1947 Edition Ordnance Survey 25-inch map (1:2,500)

1949 Edition Ordnance Survey 25-inch map (1:2,500)

1964-78 Edition Ordnance Survey 1:1,250

1970-1 Edition Ordnance Survey 1:2,500

### **Online resources**

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> - British Geological Survey online viewer

<https://maps.bristol.gov.uk/kyp/?edition=> – Know Your Place Bristol

[www.domesdaymap.co.uk](http://www.domesdaymap.co.uk) – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> - information on designated assets





<http://www.nationalarchives.gov.uk> - documentary resources

<http://www.british-history.ac.uk> - documentary resources

<http://oasis.ac.uk/england> - data on sites, find-spots and excavations

<http://www.pastscape.org.uk> - data on sites, find-spots and excavations

<http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> - The Rural Settlement of Roman Britain

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## APPENDICES

### Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

<b>Archaeological interest</b>	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.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Heritage asset</b>	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	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 that significance or may be neutral.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



## Appendix 2: Legislative and planning framework

### Designated Heritage Assets

Designation	Associated Legislation	Overview
<b>World Heritage Sites</b>	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
<b>Scheduled Monuments and Areas of Archaeological Importance</b>	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
<b>Listed Buildings</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
<b>Conservation Areas</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
<b>Registered Parks and Gardens and Registered Battlefields</b>	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
<b>Protected Wreck Sites</b>	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



## National Planning Policy Framework (NPPF)

<b>NPPF Section 16: Conserving and enhancing the historic environment</b>	
<b>Para. 189</b>	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
<b>Para. 190</b>	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
<b>Para. 192</b>	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
<b>Para. 193</b>	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
<b>Para. 194</b>	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:  a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <sup>63</sup> .  <sup>63</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
<b>Para. 195</b>	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:  a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
<b>Para. 196</b>	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



<b>NPPF Section 16: Conserving and enhancing the historic environment</b>	
<b>Para. 197</b>	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.
<b>Para. 199</b>	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 <sup>64</sup> . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.  <sup>64</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
<b>Para. 200</b>	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
<b>Para. 201</b>	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
<b>Para. 202</b>	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



## Local Planning Policy

Bristol Development Framework Core Strategy (June 2011)		
Policy ref.	Title	Scope
BCS22	Conservation and the Historic Environment	Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including: <ul style="list-style-type: none"><li>• Scheduled ancient monuments;</li><li>• Historic buildings both nationally and locally listed;</li><li>• Historic parks and gardens both nationally and locally listed;</li><li>• Conservation areas;</li><li>• Archaeological remains.</li></ul>

Site Allocation and Development Management Policies document (July 2014)		
Policy ref.	Title	Scope
DM31	Heritage Assets	<p><u>General principles</u> Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.</p> <ul style="list-style-type: none"><li>• Archaeology: Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.</li><li>• 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.</li><li>• Conservation Areas: Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.</li><li>• Registered Historic Parks and Gardens: Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.</li><li>• 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.</li></ul> <p><u>Understanding the asset</u> Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.</p> <p><u>Conserving heritage assets</u> Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:</p> <ol style="list-style-type: none"><li>Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and</li><li>Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and</li></ol>



Site Allocation and Development Management Policies document (July 2014)		
Policy ref.	Title	Scope
		<p>iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and</p> <p>iv. Demonstrate how the local character of the area will be respected.</p> <p><u>Recording the asset</u> Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:</p> <p>i. Instigate a programme of recording of that asset; and</p> <p>ii. Ensure the publication of that record in an appropriate form.</p> <p><u>Energy efficiency measures and renewables</u> The installation of energy efficiency measures and micro-renewables in historic buildings (including listed buildings) and in conservation areas will be permitted, provided that the works are the minimum required to achieve the energy efficiency improvements and do not conflict with the general principles described above, prioritising low-impact measures over invasive measures.</p>





### Appendix 3: Gazetteer

NHLE No.	HER No.	Name	Designation	Period	Easting	Northing
1202314		Holy Cross Inns Court Vicarage	Grade II* Listed Building	Medieval	358774	169221
1380423		Lakeshore, the former Wills Tobacco Headquarters	Grade II Listed Building	Modern	358194	168643
-	-	Bishopsworth and Malago Conservation Area	Conservation Area	-	357103	168773
	1729M	Possible barrow west of Croxbottom Farm		Prehistoric	357890	168580
	1732M	Inns Court, Knowle		Medieval	358771	169217
	1733M	Ring earthwork in Filwood Park		Undated	359480	169400
	1734M	Medieval Filton or Filwood Deer Park		Medieval	359000	169000
	1777M	Church of Christ the King, Filwood Broadway		Modern	359355	169612
	1778M	Broadway Cinema, Filwood Broadway		Modern	359342	169679
	1879M	Holy Cross Church, Inns Court		Modern	358782	169190
	1928M	Holy Cross Church, Inns Court Drive		Modern	358737	169227
	1976M	Site of windmill		Post-medieval	358300	170100
	2011M	Romano-British settlement at Filwood Park		Romano-British	359082	169160
	2083M	Possible Mill on Pigeon House Stream		Undated	358154	168623
	2193M	Wills Factory, Hartcliffe Way		Modern	358392	168774
	2194M	Wills Factory office block, Hartcliffe Way		Modern	358165	168614
	2203M	Z Rocket Battery, Bishopsworth		Modern	358600	168500
	2206M	Ashtongate Camp or Bedminster Camp		Modern	357800	169700
	2393M	Crox Top Farm		Undated	358623	168916
	2716M	Fever hospital for women approximately 260 metres to the east of Novers Hill, Knowle		Post-medieval	358635	169660



NHLE No.	HER No.	Name	Designation	Period	Easting	Northing
	2717M	Quarry on the northern side of Leinster Avenue		Post-medieval	358910	169828
	2719M	Novers Hill Isolation Hospital		Post-medieval	358710	169725
	2804M	Filwood Farm, Knowle		Post-medieval	359178	169056
	2836M	Great Headley House		Post-medieval	357875	169398
	3061M	Limekiln at Headley Lane		Post-medieval	357928	169226

#### Archaeological events (recorded in the BChER)\*

Event No.	Type	Description	Easting	Northing
20006	Watching brief	Between November 1996 and April 1997 an archaeological watching brief was undertaken by Dan Stansbie for Avon Archaeological Unit during development of part Hengrove Park, the site of Bristol airport in the inter-war period. The site had previously been subject to archaeological evaluation by Bristol and Region Archaeological Services. The development area was located on the north side of the site adjacent to Hengrove Way. The watching brief recorded only features of twentieth-century date, the majority of which related to the airport or to modern land underdrainage. None were of great significance, however. The report concurred with the conclusion of the earlier Bristol and Region Archaeological Services report that unrecorded landscaping during the twentieth-century had removed all earlier archaeological features (Stansbie 1997).	359176	168687
20045	Evaluation	Between 2nd and 13 May 1996 an archaeological evaluation of Filwood Playing fields was carried out by Peter Insole for Bristol and Region Archaeological Services. Eight trenches were excavated; only Trenches 3, 4 and 5 revealed any archaeological features. These included a large pit 0.95 metres in diameter (Trench 5) and a stone foundations and other structures bonded in white mortar (Trenches 3 and 4). The features were interpreted as being associated with a farm of post-medieval date which occupied part of the site.	359254	169209
20051	Evaluation	An archaeological evaluation was carried out at Hengrove Park in September 1995 by Peter Insole for Bristol and Region Archaeological Services. A geophysical survey was carried out before the evaluation and the trenches were placed to examine the anomalies identified. Six trenches were excavated. A stone linear feature was identified in Trench 1 and this was interpreted as a possible dry stone wall. Few other archaeological features were identified and it was argued that this probably resulted from landscaping of the site.	359209	168727
20054	Evaluation	Between December 1996 and January 1997 an archaeological evaluation was carried out at Inns Court village centre, Knowle, by R. G. Jackson for Bristol and Region Archaeological Services. Nine trenches were excavated, the majority of which revealed features of Roman date (including several walls and occupation levels) and also post-medieval date. It was noted that the modern road had destroyed the archaeological stratification in its path.	358767	169214



Event No.	Type	Description	Easting	Northing
20091	Evaluation	In May 1994 an archaeological evaluation of the site of the former Wills Tobacco Factory, Hartcliffe Way, Hartcliffe, was carried out by Clifford Bateman for Cotswold Archaeological Trust. Two trenches were excavated but no archaeological features or finds were recorded.	358546	168540
20096	Watching brief	In 1997 Robert Curtis undertook an archaeological watching brief during groundworks associated with development on the north side of Hengrove Park, the site of Whitchurch Airport between 1930 and 1957. The watching brief recorded the destruction of a hangar apron, and recorded a network of modern drains including one directly associated with the airfield. Modern building rubble was also identified in a "meandering negative feature" and this was interpreted as possibly the remains of "some kind of defensive emplacement" which dated before 1938. No features dated earlier than the twentieth-century were recorded during the work and it was suggested in conclusion that unrecorded landscaping in the twentieth-century may have removed all earlier archaeological evidence.	359305	168857
20253	Excavation	<p>In June 1982 works to level the ground surface in Filwood Park, Hengrove exposed a Romano-British enclosure (SMR 4946). The enclosure was subject to archaeological excavation by R. G. J. Williams of Bristol and Avon Archaeological Research Group (BAARG) (Williams 1983). Elements of the site were spread across an area of approximately 12ha.</p> <p>The excavation recorded a rectangular enclosure bounded on two sides by ditches. A two-room rectangular building, with a probable hearth, stood at the north end of the enclosure and a gully ran north-south through the enclosure, which was apparently cobbled. A wide ditch appeared to mark the west side of the enclosure. Approximately at its centre was a stone cistern. An area of cobbling on the east side of the enclosure produced "lead mouldings and a large quantity of cut coins. To the east of the enclosed area was a small area of cobbling adjacent to a ditch aligned north-south. Iron and lead ores, coal, and "the waste products of metal working" (Williams 1983, 14). Parallel ditches ran south from the southern side of the enclosure towards a small stone building with "substantial faced stone walls" (Williams 1983, 15) and an area of cobbling and flagstones roughly 75 metres from the main enclosure. Six cast counterfeit coins were found in this area. It was suggested by the excavator that the cobbling and flagstones may have served as the base for a further building. To the west of this cobbling was "an area of hardpacked burnt clay floor" with "a line of laid stones on the south side indicating a furnace, possibly a corn dryer" (Williams 1983, 15). A dump of pottery was found some 50 metres to the east of the enclosure. Evidence of later, possibly post-medieval, field boundaries was also recorded.</p> <p>The excavator concluded that the settlement was probably a farm but that metal working was likely to have been an important source of income. The finds indicated that the settlement was extant by the 1st-century A.D. and may have been in continual occupation until the latter part of the 4th-century A.D. (Williams 1983, 19).</p>	359113	169205
20254	Evaluation	"In February 1997 an archaeological evaluation of land at Filwood Park, Knowle West was carried out by Bruce Williams for Bristol and Region Archaeological Services. The site had previously been subject to geophysical survey which recorded no archaeologically significant features. Six trenches	358971	169071



Event No.	Type	Description	Easting	Northing
		were excavated along the western edge of the park, but only in Trenches 1, 2 and 5 were archaeological features observed. Trench 1 exposed three land drains and a linear cut, probably a drainage feature. In Trench 2 two modern field drains were recorded. In Trench 5 a ditch or gully was exposed. The ditch was 0.6 metres wide and 0.3 metres deep and its upper fill produced pottery sherds of Roman date and part of a shale bracelet. The ditch fill was sampled for palaeoenvironmental analysis. Trench 6 revealed that the ground surface at the south-west corner of the park had been raised by at least 5 metres as a result of earth-moving associated with landscaping. A buried ground surface (presumably modern) was identified but the stratum was too deeply buried for further safe investigation.		
20255	Geophysical survey	In August 1995 a geophysical survey (magnetic gradiometry and electromagnetic profiling) was carried out by Geo-services International Ltd. at Hengrove Park, Knowle, in advance of development of the site. Some magnetic anomalies were identified, some apparently archaeological in nature.	359175	168416
20256	Geophysical survey	Between 7 and 21 February 1996 a geophysical survey was carried out in two areas of Filwood Park, Knowle by P. Barker for Stratascan. A Roman farm or settlement (SMR 4946) was known in the area of the park from archaeological excavation in 1982 (SMR 20253). The survey was carried out in areas to the east (ST59236935) and west (ST58976908) of this site where the park appeared less disturbed by landscaping work in the 1980s. The survey identified no clear archaeological features (Barker, 1996).	359228	169351
20269	Evaluation	An archaeological evaluation was carried out by Bristol and Region Archaeological Services between 20-23 October 1997. Five trenches were excavated. No archaeological features earlier than the construction of the school were recovered. The geology of the site appeared to be quite complex and the upper levels as exposed varied from weathered marl to silty clay. Finds consisted of three sherds of Romano-British pottery, one sherd of medieval pottery and one sherd of 18th century pottery. Four flint flakes were also found.	358679	170138
20338	Watching brief	In June and July 1999 an archaeological watching brief was carried out during groundworks associated with the construction of South Bristol Business Park by Avon Archaeological Unit. The site had been landscaped in the recent past, probably as part of the landscaping of Filwood playing fields in the early 1980s, and modern material was found to be overlain by deposits containing post-medieval and Romano-British pottery as a result. The few surviving features had been cut into the undisturbed clay subsoil and comprised an undated shallow circular pit containing limestone fragments and two gullies, one of nineteenth- and one of twentieth-century date. A single context at the east end of the site produced pottery and other material of Romano-British date (Erskine & Tobin, 1999; Williams, 1999 99).	359201	169003
20348	Excavation	In 1997 an archaeological excavation was carried out in advance of regeneration works at Inns Court, Knowle, by Reg Jackson for Bristol and Region Archaeological Services. Previous evaluation (SMR 20054) had confirmed the survival of Romano-British stratification and features. An area of 675 square metres was excavated on the west side of the Community Centre. The earliest features recorded were two possible gullies of late Iron Age or early Romano-British date. The foundations of	358745	169200



Event No.	Type	Description	Easting	Northing
		three stone buildings, constructed in the late third century AD and continuing in use until the mid fourth century, were recorded. In Building 1 one room contained the remnants of a flagstone floor while another had a cobbled floor. To the south, and probably separated from Building 1 by a courtyard, Building 2 was roofed with hexagonal Pennant sandstone tiles and comprised a number of wings of which the south (over 4.5 metres long and 2.7 metres wide internally) and east (12.8 metres long by 1.2 metres wide internally) were excavated. Part of a flagstone floor and the base of a small furnace were recorded within the building. A single adult inhumation, orientated roughly north-south, was excavated 6 metres to the south-west of Building 2. Nails were found around the body suggesting it had been interred in a coffin. A few metres to the south of Building 2 a boundary ditch 1.5 metres wide and a maximum of 0.4 metres deep crossed the site. At the south-eastern corner of the excavated area the foundations of the north-west facing wall of another building, Building 3, were found. The plan of the building was fragmentary but part of a cobbled floor survived within the building and to its west was a large rubbish pit and three gullies (Jackson 1999).		
20349	Excavation	Between March and April 1998 an archaeological excavation was carried out on the east side of Filwood Park by Simon Cox for Bristol and Region Archaeological Services in advance of housing development (Cox 1997; Burnham 1999, 366). Two areas were excavated, using a mechanical excavator to remove overburden derived from the landscaping of the park in the 1980s. Three periods of activity were identified. The first, Period 1, was Romano-British, Period 2 was Post-medieval and the last period, Period 3, was modern (mainly relating to the 1980s landscaping). Period 1 was divided into two phases. During Phase 1, the late second to early third century AD, it was argued that a stone building with Pennant sandstone tiles lay close to the site and that a large spread of stones in Area 1 related to the north-west corner of the building. A series of ditches aligned north-south, including one roughly 2.4 metres wide and 0.26 metres deep, were recorded to the north of the stone spread. A small pit cut into the east side of the ditch contained slag from metal working. During Phase 2, the late third to early fourth centuries, many of the earlier features were sealed beneath grey clays. Several pits and other cut features were also recorded in the southern of the two excavated areas. During Period 2 the site reverted to agricultural use, and the ploughing associated with this period disturbed the underlying stratification. A few features were ascribed to this period, including a metal track and two postholes.	359056	168978
20396	Watching brief	The grading of a service road and the excavation of all foundations and service runs were monitored. It was found that landscaping known to have taken place in the early 1890s had destroyed almost all of the archaeology on the site, and it was cut by numerous ceramic and plastic field drains. Residual Romano-British pottery was noted across the site but only a handful of archaeological features were found. A structure, measuring about 2.5 metres long by 0.5 metres wide and aligned north-south, of unbonded limestone set in a grey-green clay was found in the middle of the site. A single sherd of seventeenth-century date and an undated iron object were found in association with this feature.	359085	169090



Event No.	Type	Description	Easting	Northing
20413	Documentary evidence	The Ordnance Survey 1:2500 plan of 1949 records Crox Top Farm in Knowle. The plan shows the two main buildings to the south-west of Inns Court, on either side of a lane leading to the farm from what is now Hartcliffe Way. Outbuildings lie to the east.	358622	168916
20451	Documentary evidence	The Ordnance Survey 1:10560 map of 1930 records Croxbottom Farm.	358114	168632
20460	Watching brief	"In 1998 an archaeological watching brief was carried out during the creation of an access road at South Bristol Business Park by Peter Insole for Bristol and Region Archaeological Services. The general stratigraphic sequence was found to consist of an orange-brown clay beneath 0.2 metres of topsoil, which graded into a dark blue-grey clay containing occasional bands of limestone. The works created six sections through the stratification, two of which proved to be of archaeological interest. In Section B (ST 59127 69052) a ditch cut into the orange-brown subsoil was exposed. This was aligned north-south and was 0.6 metres wide. The fill of the ditch was a brown silty clay which produced finds of Romano-British pottery, including "a sherd from a copy of a type 37 Samian ware bowl, manufactured in the Gloucester area probably c. 2nd century" (Insole 1998). Section C exposed two walls (ST 59173 69079) forming the southern corner of the east end of a building, one aligned from south-west to north-east survived for a length of 8.3 metres and the other roughly north-west to south-east was a 5.4 metres long. These walls were constructed of limestone rubble, bonded in an off-white lime mortar and both were 0.43 metres wide. The structure was interpreted as part one of the buildings of Filwood Farm. The surrounding clay contained quantities of demolition rubble, including roof tile and stone. An area of demolition rubble was also observed at the first junction off Hengrove Way (ST 59154 69050).	359130	169000
20465	Watching brief	In 1998 an archaeological watching brief was maintained by Jonathan Erskine for Avon Archaeological Unit during groundworks associated with the development of the South Bristol Business Park in Hengrove. A large quantity of Romano-British pottery was observed within redeposited topsoil on the site but no other archaeological material was recorded (Williams, 1999).	359260	169220
20638	Documentary evidence	"A photograph of Filwood Farm, taken by an unknown photographer in 1945 and published by Bantock et al (1996 117). The view looks north-east from the south-west corner of the farmyard and shows the south-west facing elevation of a large structure, probably the farmhouse, and the north-west facing elevation of a smaller adjoining building.	359173	169041
20786	Evaluation	In January 2001 an archaeological evaluation was carried out at Inns Court by S. H. Sell for Glamorgan-Gwent Archaeological Unit (Sell, 2001; Bradley & Gaimster, 2001 260; Williams, 2001 112).	358802	169214
20938	Watching brief	On 10th October 2001 Gerry Quick of the Engineering Consultancy, Neighbourhood and Housing Services, Bristol City Council excavated a trial pit at No.12 Stanford Place, Knowle. The trial pit was located 4 metres to the north of the building (centred on ST 58573 69340). It was dug to investigate local ground conditions using a mechanical excavator and measured approximately 3 metres long	358573	169340



Event No.	Type	Description	Easting	Northing
		from north-east to south-west and was 0.8 metres wide. The hole was excavated to a depth of 3.6 metres and the upper 0.5 metres of the section was of recent made ground, probably associated with the construction of housing on the site. Beneath this was a significant depth of redeposited clay, which contained occasional fragments of glass waste and other slag from industrial manufacturing. The clay was apparently the material used to infill a quarry recorded on the site by Ordnance Survey maps between the late nineteenth century and the 1930s.		
21322	Documentary evidence	The Ordnance Survey first edition 1:2500 plan (Somerset Sheet VI.10) published in 1886 records a fever hospital for women some 260 metres to the east of Novers Hill, Knowle. The hospital comprises a narrow walled enclosure with a buildings at the north end and at the centre.	358635	169659
21324	Documentary evidence	The Ordnance Survey first edition 1:2500 plan (Somerset Sheet VI.11) published in 1884 records a quarry approximately 500 metres to the east of Novers Hill, Knowle.	358909	169828
21328	Documentary evidence	The Ordnance Survey second edition 1:2500 plan (Somerset Sheet VI.10) published in 1903 records Novers Hill Isolation Hospital some 300 metres to the east of Novers Hill, Knowle. The hospital comprises four substantial buildings set in formally designed grounds.	358711	169725
21529	Excavation	In November and December 2002 an archaeological excavation was carried out by Tim Havard and Simon Cox for Cotswold Archaeology at Inns Court, Knowle (Burnham 2003, 350; Williams 2004, 104; Wills 2003, 272).	358796	169173
21627	Documentary evidence	The Bedminster tithe survey of 1841 (BRO EP/A/23/7) records Great Headley House some 110 metres to the west of Headley Lane.	357875	169397
21802	Watching brief	In November 2003 an archaeological watching brief was carried out during groundworks at Woodcroft Elderly Persons Home, Inns Court Drive by Tim Longman for Bristol and Region Archaeological Services (Williams 2005, 129).	358781	169255
21892	Evaluation	In March 2004 an archaeological field evaluation of land on the north side of Filwood Playing Fields, Creswicke Road was carried out by Cotswold Archaeology.	359190	169423
22267	Documentary evidence	The Ordnance Survey first edition County Series 1:2500-scale plan (Somerset Sheet VI.10) published in 1886 records a limekiln and associated quarry at Headley Lane.	357928	169227
22357	Watching brief	In August 1999 an archaeological watching brief was carried out during groundworks at Inns Court by Reg Jackson for Bristol and Region Archaeological Services (Bradley & Gaimster (eds.) 2000, 245-246; Williams 1999, 98-99; Wills 2000, 216).	358647	169275
24700	Watching brief	In January 2009, AOC Archaeology carried out an archaeological watching brief at Florence Brown School, Leinster Avenue. Ground reduction works were monitored within turfed areas to the east and south of the previous Courtlands Building and within the building's footprint post demolition. No significant archaeological remains were encountered during the watching brief."	358650	169720
24706	Geophysical survey	In December 2008, Stratascan carried out a gradiometer survey at Filwood Playing Fields.	359040	169204

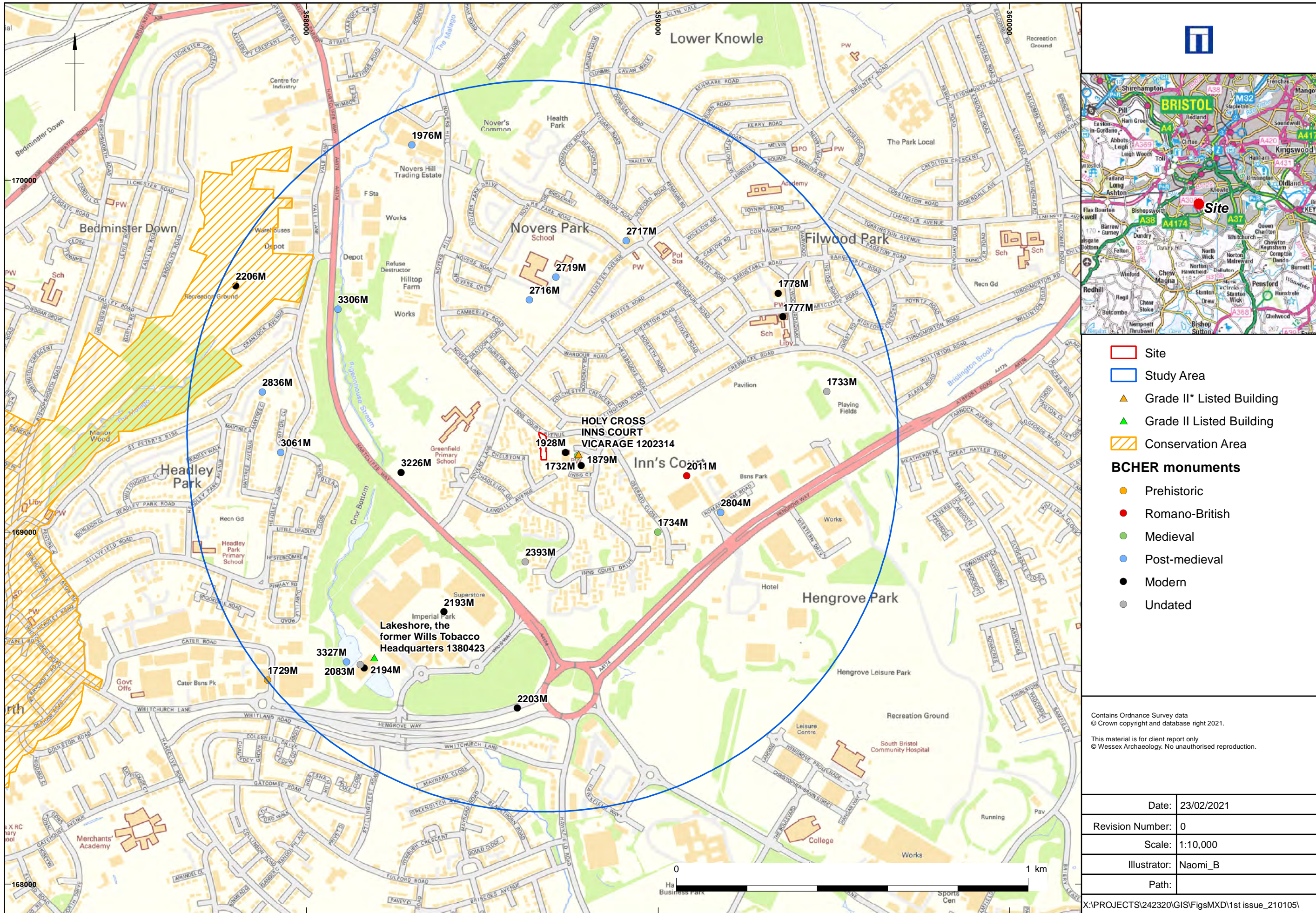




Event No.	Type	Description	Easting	Northing
25102	Excavation	In 2012, Cai Mason of Bristol and Region Archaeological Services carried out an archaeological excavation at Creswicke Road and Gerrard Close, Knowle. The archaeological work revealed a simple sequence of imported topsoil and modern made ground overlying truncated natural. A single sherd of residual Roman pottery was recovered from the made ground.		
25103	Watching brief	In 2012, Cai Mason of Bristol and Region Archaeological Services carried out an archaeological watching brief at 124-126 Creswicke Road, Filwood.	359164	169462
25104	Watching brief	In 2012, Cai Mason of Bristol and Region Archaeological Services carried out an archaeological watching brief at 156-158 Creswicke Road, Filwood.	359059	169396
25130	Evaluation	In June 2012, Cai Mason of Bristol and Region Archaeological Services carried out an archaeological evaluation on land at Filwood Park, Knowle.	359501	169354
25184	Watching brief	In December 2012 and January 2013, Bristol and Region Archaeological Services carried out an archaeological watching brief during ground investigation and infrastructure works associated with the construction of a major mixed use development comprising a new park, up to 150 new houses, 8000m <sup>2</sup> of employment floorspace, with associated car parking, landscaping, and ecological areas at Filwood Park, Hengrove Way. No archaeological features were uncovered during the course of the construction work. A small quantity of residual Romano-British and medieval pottery was recovered from the topsoil, but these are not thought to be indicative of any significant archaeological activity within the development area.	359506	169349
25225	Watching brief	Between September and November 2013, Bristol and West Archaeology carried out an archaeological watching brief on land to the rear of Novers Park Road, Knowle.	358728	169964
25333	Watching brief	In February 2014, Bristol and Region Archaeological Services carried out an archaeological watching brief at Filwood Park.	359415	169236
25523	Evaluation	In 2015, Cotswold Archaeology carried out an archaeological evaluation at Filwood Park, Knowle.	359547	169404
25656	Watching brief	In 2017, Wessex Archaeology carried out an archaeological watching brief during the ground works for the North Fringe to Hengrove Package (NFHP) Metrobus, Zone 6 in Hartcliffe.	358081	169699
25729	Historic Building Recording	In 2018, Cai Mason of Wessex Archaeology carried out a historic building record of the former cinema building on Filwood Broadway, Knowle.	359345	169679
25734	Watching brief	In 2017, Cotswold Archaeology carried out an archaeological watching brief at Parcel 4, Imperial Way, Hartcliffe.	358366	168528

\*desk-based assessments have been excluded from this list and **Figure 2**





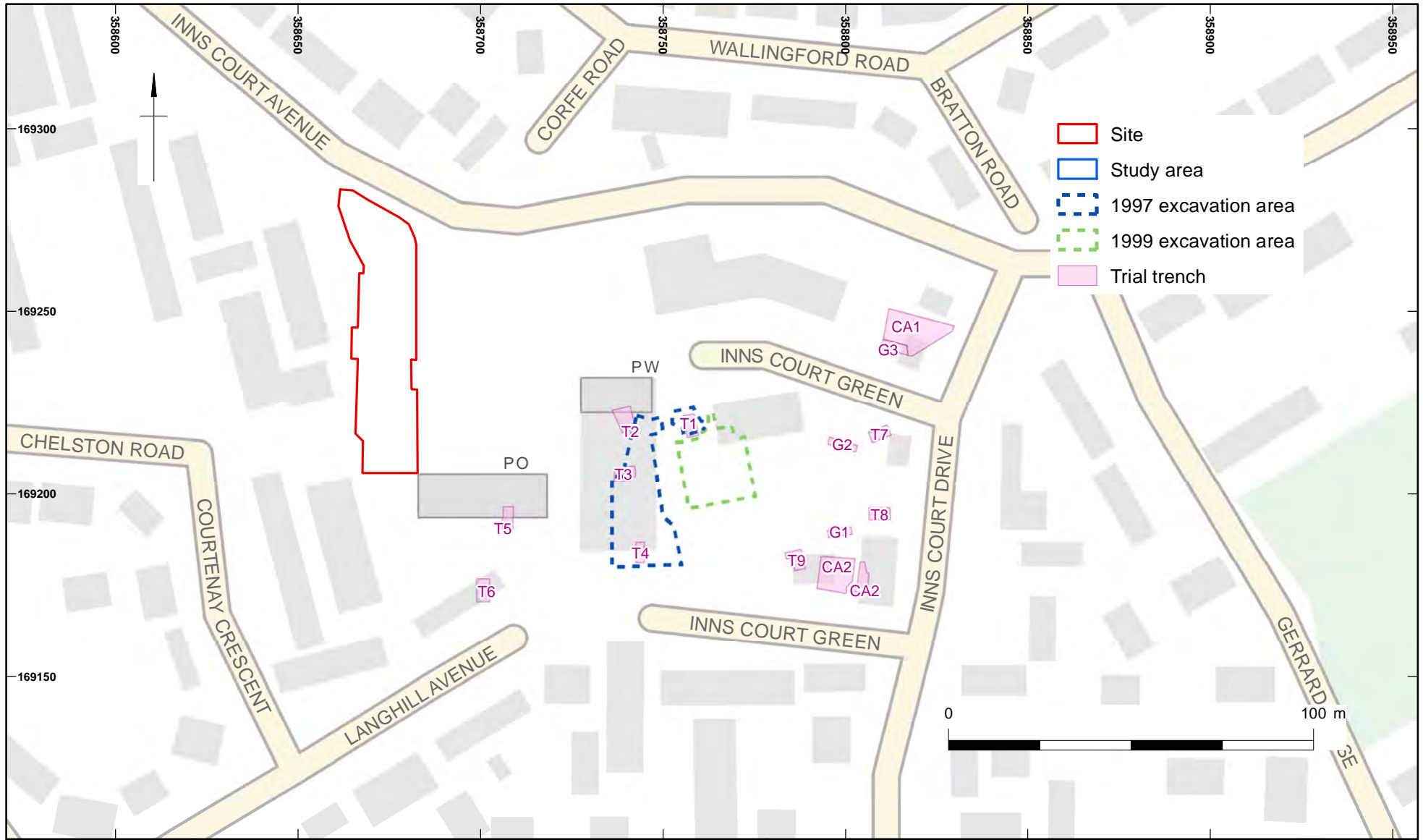
Site, location and heritage assets within the Study Area (based NHLE and BChER)


Figure 1







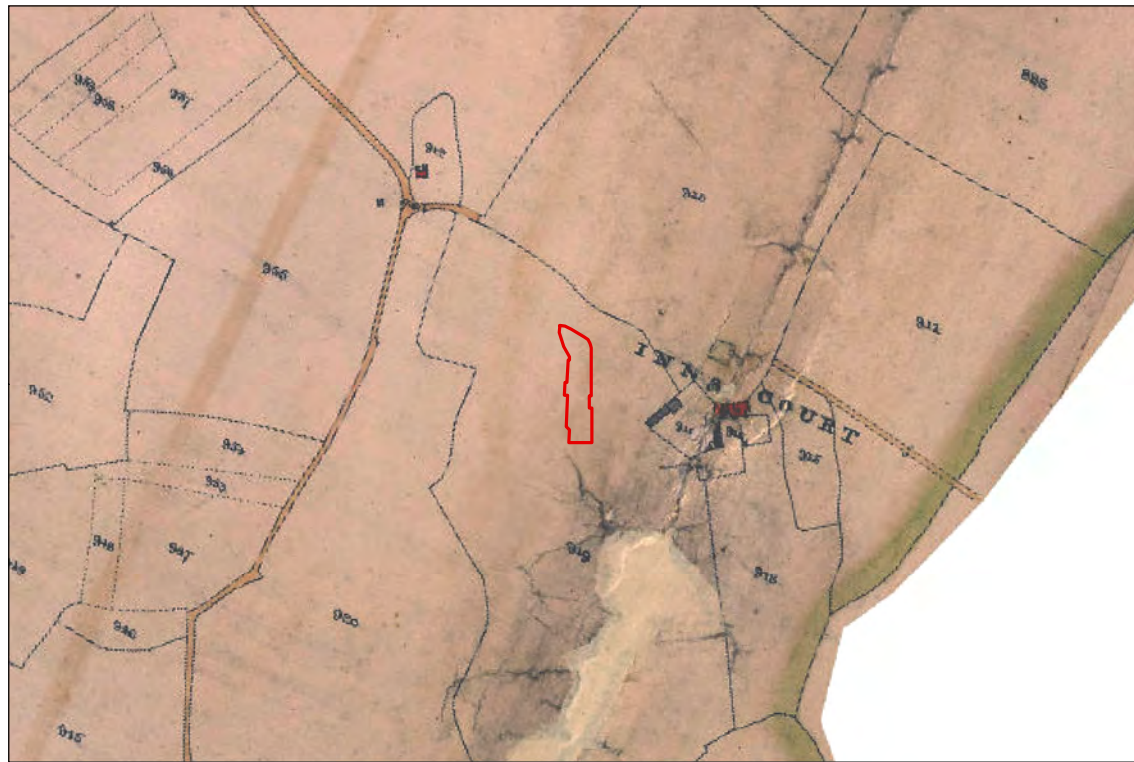


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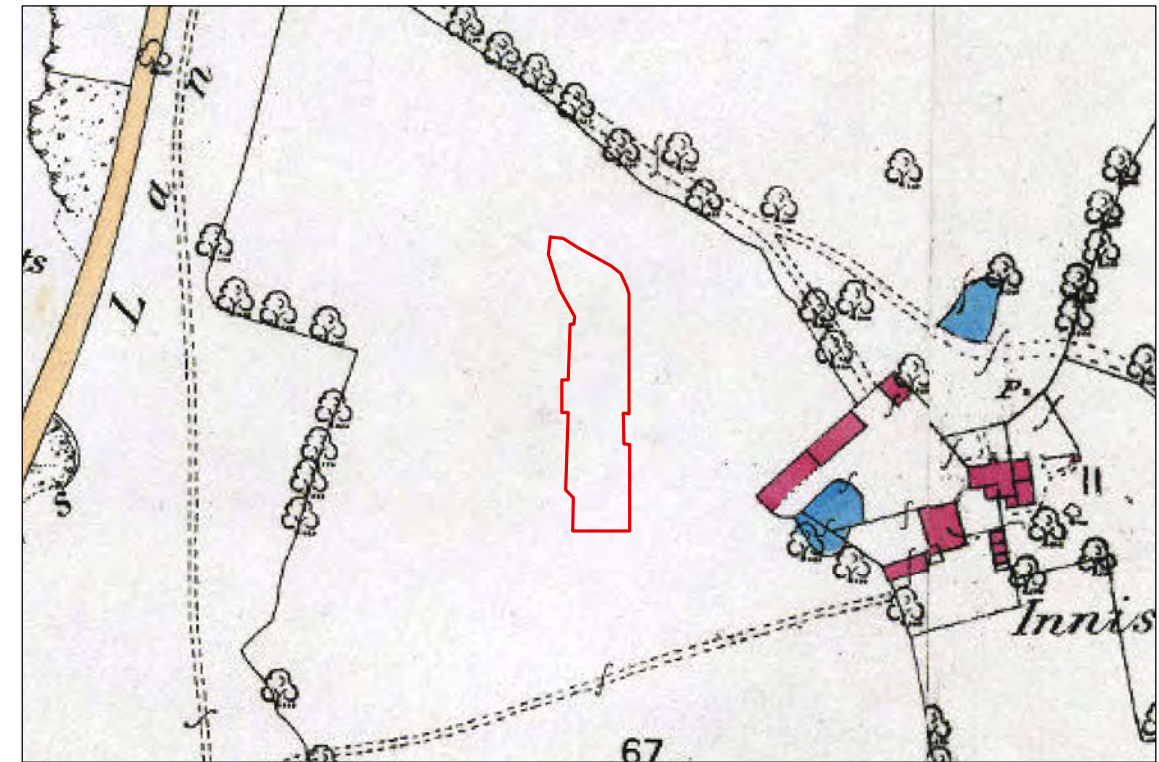
Previous investigations at Inns Court

Figure 3

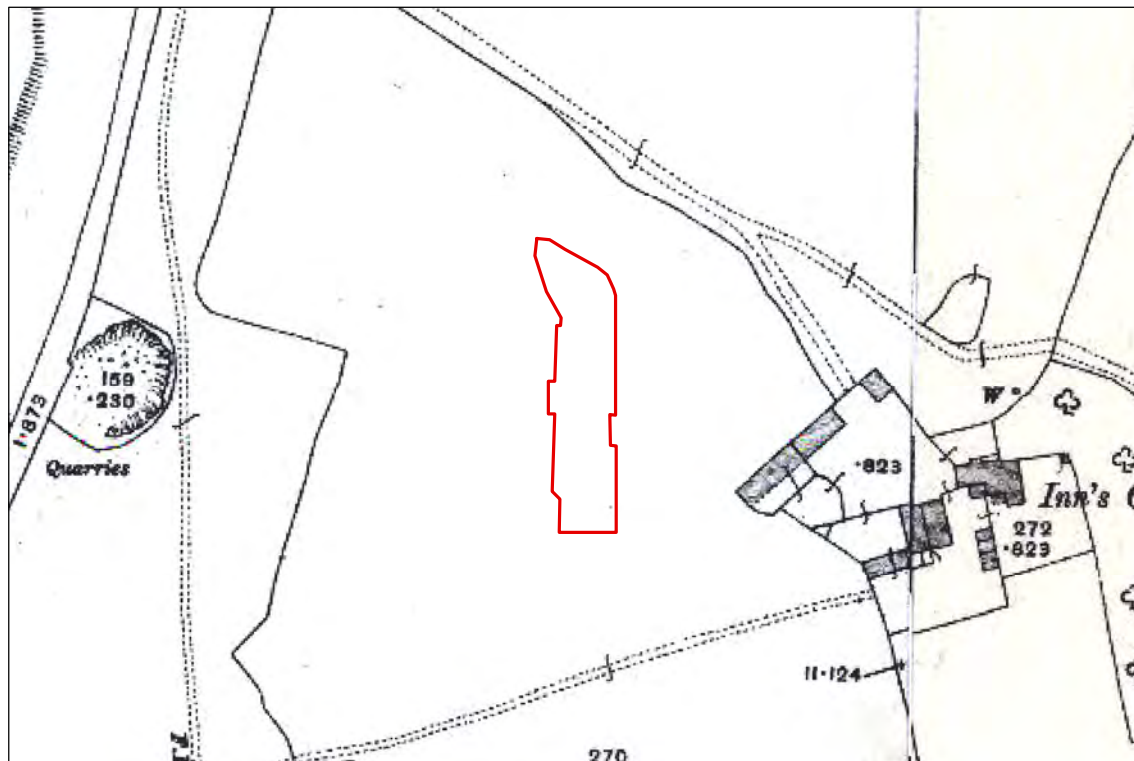




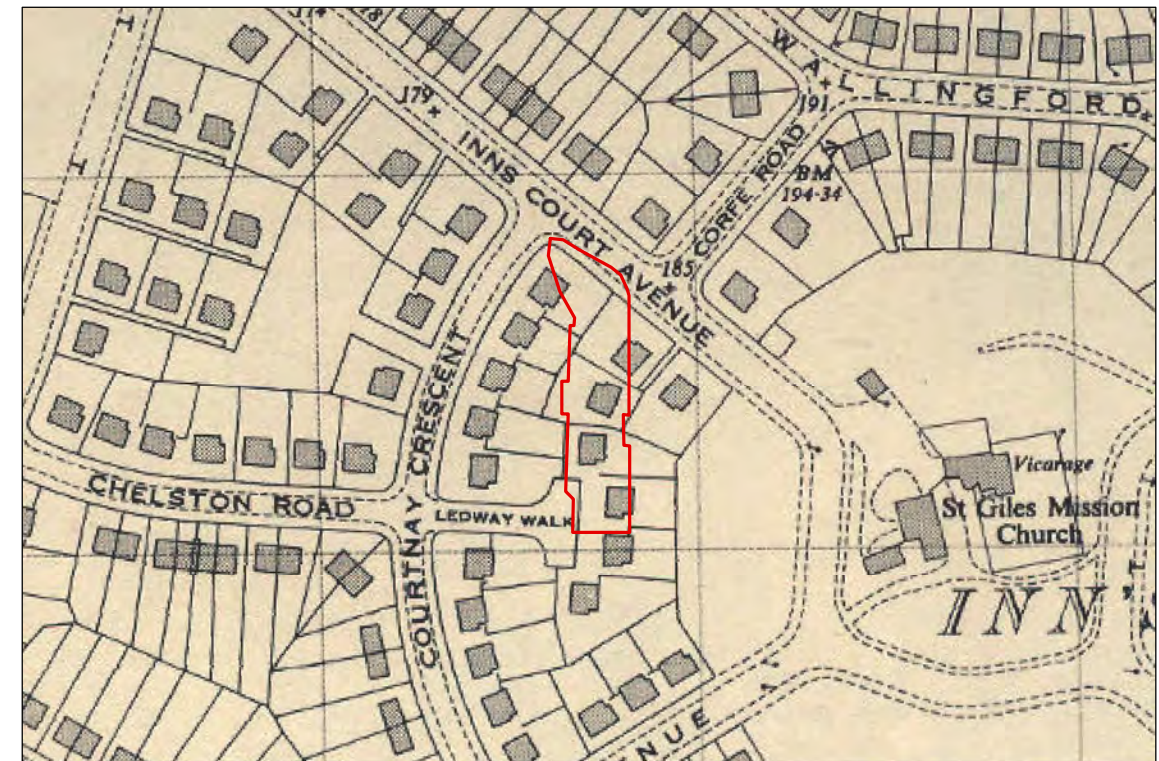
A) 1841 Bedminster tithe map



B) 1886 OS 25-inch map



C) 1916 OS 25-inch map



D) 1947 OS 25-inch map



Site

1841 Bedminster tithe map (Bristol Record Office ref. EP/A/32/7). Reproduced from the 1886, 1916 and 1947 Ordnance Survey map.  
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Plate 1) Hardstanding across central area of Site, view from the south-south-east



Plate 2) View across Site from the north



Plate 3) View from Site, west along Inns Court Avenue



Plate 4) View north-west across Site to housing behind



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Plate 5) The Cairn, view from the north



Plate 6) Holy Cross Inns Court Vicarage, view from the south-east



Plate 7) View west along Inns Court Green towards the Site, incorporating The Cairn, Inns Court Christian Fellowship and Bristol South Rehabilitation Centre



Plate 8) View from the northern edge of Site towards The Cairn



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