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Archaeological Desk Based Assessment

BM3 Architecture Ltd

Former Gardiners Bros. Premises

No. 1 Alvin Street

Gloucester GL1 3EJ

January 2014



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Frontispiece: View looking SE along Alvin Street showing the frontage of the Gardiners Bros premises to right of picture

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1 Executive Summary

The results of this archaeological desk-based assessment of the former Gardiners Bros. premises and warehouse at No. 1 Alvin Street, Gloucester, based on a thorough examination of available sources of archaeological and historical information, has reached the following conclusions regarding the nature and significance of the archaeological resource within the study area, which can be summarised thus:

Prehistoric: Few prehistoric sites have been identified in the immediate vicinity of the study area and consequently the likelihood of encountering evidence of prehistoric occupation has been assessed as **Low**.

Roman: The results of archaeological investigations in the immediate vicinity of the site at No. 1 Alvin Street and its immediate environs have demonstrated that there is **High** potential for encountering significant archaeological deposits, features and structural remains of Roman date, associated with a substantial roadside suburb which extended along both sides of the Roman roadway of Ermin Street (present-day London Road) leading to the NE of the Roman *colonia* of *Glevum*.

The results of the watching brief undertaken on the site at No. 1 Alvin Street in 1988 and archaeological work undertaken on immediately adjacent sites have indicated the potential for encountering remains of timber and masonry buildings and associated occupation deposits of Roman date, along with evidence of industrial activity (specifically metalworking). These occupation features and deposits lie beneath modern overburden and medieval/post-medieval garden soils, overlying natural deposits which generally occur at a depth of around 1.6m-2m below existing ground level in this area (13-14m AOD). The presence of a single inhumation located in the southern part of the site also indicates the potential for further burial activity to be encountered in this area.

Unfortunately there appears to be no detailed record indicating the precise depths of deposits and features encountered; consequently it is not possible to determine at what depth the top of the Roman occupation levels was encountered. Moreover it should be emphasised that the watching brief only covered the southern part of the site; consequently the potential for encountering archaeological remains of Roman date within the remainder of the site remains undetermined. Based on evidence derived from archaeological investigations on nearby sites along London Road, it is possible that Roman occupation deposits and features could be encountered at an approximate depth of 1m-1.5m below existing ground level, although Roman deposits may well be identified at a shallower depth on this site.

Medieval: It appears that the N side of London Road and both sides of Alvin Street were lined with tenement plots by the early 13th century, although settlement activity was not particularly intensive along Alvin Street. Much of the site appears to have lain within gardens during the medieval and early post-medieval periods, which were used as convenient places for the dumping of domestic refuse, as evidenced by the presence of an accumulation of garden soils and rubbish pits previously found during archaeological observation of groundworks previously undertaken within the site at No. 1 Alvin Street and adjacent sites.

The potential for encountering archaeological remains of medieval date has been assessed as **Moderate to High**; however it is likely that any such remains will consist either of pits associated within horticultural activity or waste disposal to the rear of tenements fronting onto Alvin Street and London Road, or possibly the remains of walls or ditches defining tenement plot boundaries. It is likely that any evidence of structures associated with these medieval tenement plots would be situated on the Alvin Street frontage, beneath the existing premises.

Post-Medieval: From the 17th century through to the early 19th century, the site lay within garden plots, devoid of buildings. Development on the site commenced from the 1820s onwards, with the erection of terraced housing along the Alvin Street frontage and the construction of a warehouse/leather processing works (curriers) which was subsequently expanded in the late 19th-20th century as the premises of Gardiner Bros., a leading firm of footwear manufacturers.

Although the existing premises have been greatly altered since the original warehouse/leather processing works was built (with the addition of a new warehouse to the S in 1988-89), there remains **High** potential for identifying both buried structural remains relating to the early 19th century terraced properties formerly occupying the northern end of the site and extant 19th century buildings relating to the warehouse/leather processing works and later shoe factory premises on the site.

Conclusions: Based on the evidence summarised above, there is High potential for revealing evidence of Roman occupation deposits and features on the site, based on the evidence of the 1988 watching brief which identified the remains of timber and masonry structures, metalled surfaces and a well within the southern half of the site.

The potential for encountering medieval occupation has been assessed as Moderate to High, reflecting the fact that a significant proportion of the site was occupied by gardens from the medieval period through to the early 19th century; although there remains potential for revealing evidence of rubbish pits and tenement plot boundaries and evidence of occupation might be found closer to the frontage of Alvin Street.

The potential for identifying evidence of post-medieval archaeology has been assessed as High. This chiefly consists of buried structural remains relating to the terraced houses formerly occupying the northern end of the site and extant 19th century buildings relating to the warehouse/leather processing works and later shoe factory premises on the site.

2 Introduction

Border Archaeology (BA) was instructed by BM3 Architecture Ltd to carry out a programme of Archaeological Desk-Based Assessment in respect of a proposed residential development on the site of the former Gardiners Bros. premises at No. 1 Alvin Street, Gloucester GL1 3EJ (Fig. 1).

Copies of this assessment will be supplied to BM3 Architecture Ltd, Andrew Armstrong Esq., City Archaeologist, Gloucester City Council and the Gloucester City Historic Environment Record.

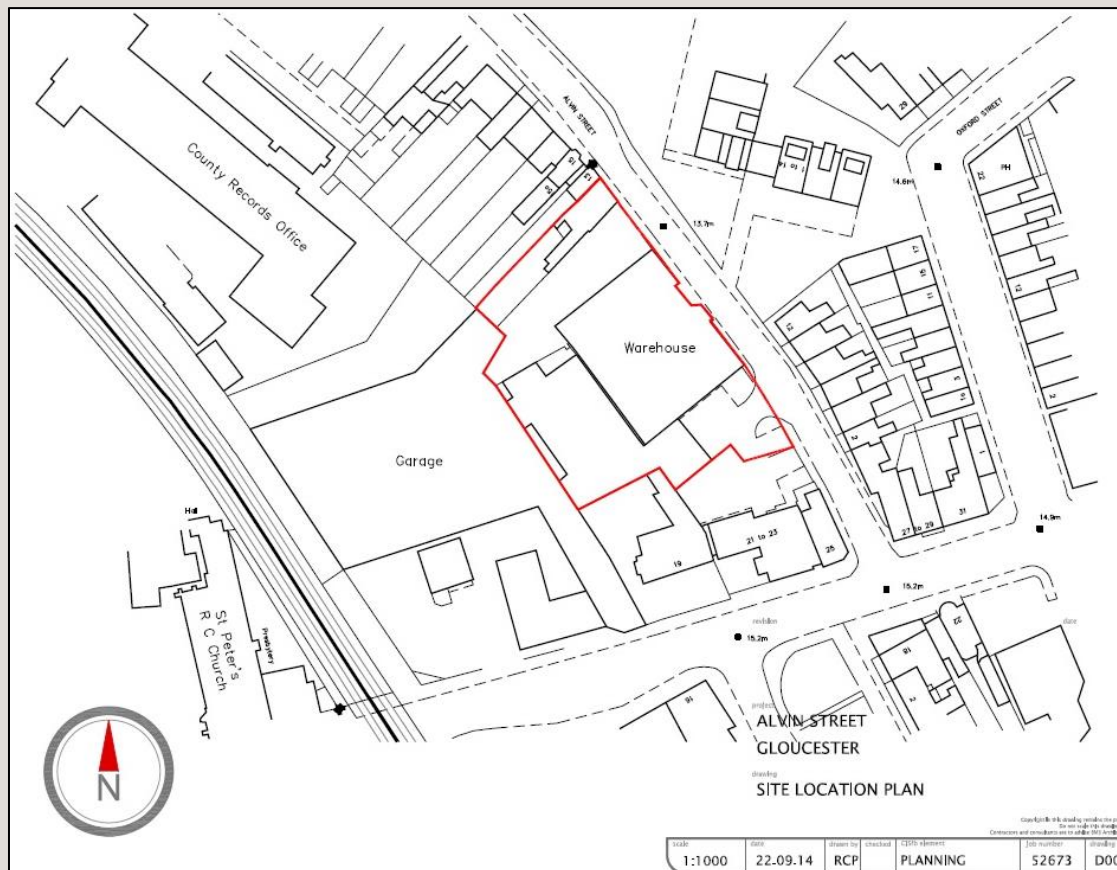


Fig. 2: Site Location Plan

3 Site Description

The site comprises a substantial warehouse and works premises formerly occupied by Gardiner Bros., footwear manufacturers, located at No. 1 Alvin Street, on the eastern periphery of Gloucester city centre. The site lies at approximately 14m AOD.

Soils and Geology: Due to its urban location, this area has not been surveyed by the Soil Survey of England and Wales (SSEW, 1983). However the British Geological Survey records the site as lying within an area of

Cheltenham Sand and Gravels, with the underlying solid geology consisting of Blue Lias and Charmouth Mudstone (BGS, 2014).

4 Methodology

4.1 Consultation of Archaeological Records

4.1.1 Research Aims

This detailed archaeological assessment seeks to identify any known or potential archaeological resource within the study area and to establish its character, extent, quality and importance, within a local, regional and national context.

4.1.2 Research Methods

The research carried out for this detailed archaeological assessment consisted of the following elements:

4.1.3 Evaluation and Study of Archaeological Databases

The Gloucester City Historic Environment Record and the National Monuments Record, were both consulted and lists obtained of all known archaeological sites, listed buildings and Scheduled Ancient Monuments in the study area (the search radius was defined as 200m surrounding the site, centred on NGR SO 83600 18842).

4.1.4 Evaluation and Study of Primary Sources

Primary documentary sources relating to the study area (including deeds, surveys and tithe apportionments etc.) were consulted at the Gloucestershire Archives.

4.1.5 Evaluation and Study of Secondary Sources

All published and unpublished works relating to sites and structures of archaeological and historical interest within the study area were examined utilising collections held at the Gloucestershire Archives.

4.1.6 Evaluation and Study of Cartographic Evidence and Illustrations

Historic maps and illustrations (including engravings, paintings and aerial photographs) dating back to the 17th century were consulted at the Gloucestershire Archives and the National Monuments Record, Swindon.

5 Site Specific Analysis

5.1 Consultation of Archaeological Records

This section analyses the information available from records of archaeological work carried out in the vicinity of the specific study area and discusses its implications for the nature of the archaeological resource within the study area and the likely depth and survival of significant archaeological deposits and features.

5.1.1 Conservation Areas

The site does not lie within any designated conservation areas. However it is bounded to the N and S by the Worcester Street and London Road Conservation Areas designated by Gloucester City Council (Nos. 8 & 9 respectively).

5.1.2 Scheduled Ancient Monuments

The nearest Scheduled Ancient Monument is Tanner's Hall, a stone-built 13th century merchant's house located approximately 200m W of the study area at NGR SO 8336 1889 (National Monument No. 28814).

5.1.3 Archaeological Sites

The Gloucester City Historic Environment Record, as well as the National Monuments Record, were consulted to determine the nature and extent of the archaeological resource within the specific study area (200m radius of the proposed development, centred on NGR SO 83600 18842).

5.1.4 Site Visit

A site visit was carried out on the 22nd of December 2014 to determine the potential for surviving archaeological remains on the site.

- **Prehistoric**

There are two records of prehistoric features recorded in the vicinity of the site of the proposed development. The first is an un-stratified broken flint tool found during a watching brief of a sewer scheme between London Road and Wotton in 1993 (HER 779). The second is another un-stratified broken flint tool, this time found on the upper slope of Wotton hillock during work on the Gloucestershire Royal Hospital Complex (HER 16625). Both of these sites are more than 100m to the SE of the site of the proposed development and do not constitute major features, being only the find-spots of solitary broken flint tools. Therefore, as prehistoric features are not widespread in this area, the potential for prehistoric archaeology has been assessed as **Low**.

- **Roman**

The earliest evidence for Roman occupation in Gloucester is a fort established around AD 48-9 at Kingsholm, towards the N of the modern city, in order to protect a strategic crossing of the Seven as part of the military campaign to suppress the Silures tribe in south Wales. Excavations carried out in 1972 revealed two phases of timber buildings extending over an area of 20 hectares, along with a sizeable assemblage of military objects dating from the mid-1st century AD (McWhirr 1981, 11-12).

Archaeological evidence indicates that the Kingsholm fort was abandoned at some point between AD 64 and AD 66 and was replaced by another fortress built for the *Legio II Augusta*, which was around 17.5 hectares in size and was built on the low hill now occupied by the centre of Gloucester. It was probably at this point that the original route of the Roman highway Ermin Street (which formerly ran westwards to the fort at Kingsholm) was altered to extend SW from Wotton along the course of present-day London Road to the North Gate of the Flavian legionary fortress (Garrod 1990). The legionary fortress was subsequently re-established by the Emperor Nerva (AD 96 - 98) as a *colonia* or urban settlement for Roman citizens who were mostly retired veteran soldiers (SAM 330; HER 480; HER 27694).

The site at No. 1 Alvin Street is located to the NE of the Roman *colonia* within the bounds of an extensive roadside suburb extending along both sides of Ermin Street, represented by present-day London Road (HER 7542). It is unclear whether an extra-mural suburb already existed to the NE of Gloucester prior to the establishment of the *colonia*; however the available archaeological evidence certainly suggests that there was a rapid expansion of suburban settlement extending NE from the North Gate along the re-aligned course of Ermin Street during the late-1st and early-2nd centuries AD.

Significant archaeological remains of Roman and post-Roman date have been identified within the boundaries of the proposed site at No. 1 Alvin Street. A watching brief undertaken by GCCAS in 1988 on the excavation of foundation trenching (2m in depth) for an extension located immediately S of the existing Gardiners Bros warehouse (HER 42683) produced evidence of archaeological remains of Roman date (Garrod, 1989, 13; Site Notebook 21/1988). The earliest archaeological deposit identified was a possible ploughsoil layer containing pottery dated to the mid- 1st century AD, which overlaid natural substrate, described in the fieldwork record as 'Upper Jurassic derived clayey/loam deposits' which in turn overlaid the sloping Lias clay base at an approximate

depth of 2m below ground level. Above the ploughsoil layer, evidence was identified for a possible half-timbered building dated to the late 1st-early 2nd century AD, associated with sand/mortar floors and estuarine clay deposits (HER 28087).

A later phase of Roman occupation on the site was evidenced by a masonry structure dated to the 2nd to early-4th century, respecting the alignment of the Roman London Road and occupying the site of the earlier half-timbered building. The masonry remains comprised an oolite stone wall footing enclosing two adjoining floor levels divided by a narrower wall. Also revealed was part of a possible veranda-type structure which extended along the side of the building. Some of the floor levels of this masonry building were comprised of a sandy mortar saturated with tiny oolitic pebbles 2-3mm in diameter. Surrounding the masonry building was an open area which appears to have been subsequently built up with accumulated silty deposits and occupation tips (cut by a number of pits) within which the remains of a possible timber-lined well was identified. A brass ingot was apparently recovered from the fill of the well, which seems to have been originally cast as a strip of several pieces (Garrod 1989, 13; Bayley, 2005). It appears that this later masonry building was abandoned by the middle of the 4th century and a greyish mottled green loam layer subsequently accumulated over the remains (Garrod 1989, 13).

Evidence of burial activity or late Roman or early post-Roman date was represented by a shallow inhumation cut into the later Roman loam layer. The burial, which was located within the SW part of the site, immediately N of the boundary with No. 23 London Road, was laid in a supine position, with its hands within its pelvis and its feet oriented towards the alignment of London Road. A single iron nail was found near the skull, which might possibly be indicative of a coffined burial although no other trace of coffin furniture was identified (Garrod 1989, 13). Overlying the late Roman loam deposit (and the burial) was a dark loam layer presumably associated with a lengthy period of soil accumulation during the medieval/post-medieval periods, when the site was occupied by gardens.

Unfortunately the original site records do not provide information as to the precise depths of deposits and features encountered; consequently it is not possible to determine at what depth the top of the Roman occupation levels was encountered. Moreover it should be emphasised that the watching brief only covered the southern part of the site, consequently the potential for encountering archaeological remains of Roman date within the northern part of the site remains undetermined.

The Roman occupation deposits and features identified during the watching brief at No. 1 Alvin Street should be viewed in the context of significant evidence for archaeological remains of similar date identified immediately S and SW of the site along the N side of London Road.

At Nos. 11-17 London Road (located c.35m to the SW of the site) a watching brief was undertaken in 1988 during the excavation of a petrol storage tank trench within a garage forecourt (HER 717), which identified at least two phases of Roman buildings of 1st and 2nd century date (HER 41133). The earlier phase of structural remains, dated to the 1st century AD, comprised a series of oolitic gravel surfaces and the organic remains of possible wood-plank floor levels and occupation layers, bounding a wall-slot measuring 0.40m wide. A clay destruction layer overlay the above floor levels and filled the wall-slot alignment.

A subsequent phase of rebuilding (dated to the 2nd century AD) was represented by a sequence of sand and mortar floor levels and oolitic gravel surfaces, with respective make-up and occupation layers, which were recorded from a depth of 0.90m below modern ground level. A wall trench measuring 0.80m wide bounded the above floor levels, on the same alignment as the earlier wall-slot (Garrod 1985; Garrod 1989; Atkin & Garrod 1989).

A watching brief undertaken in 1989 at Northgate Court, 23 London Road (HER 27707), immediately to the S of the site, uncovered evidence for intensive Roman occupation, both in terms of deposits and structural remains which may be usefully compared with the results of the work previously undertaken at No. 1 Alvin Street (HER 41135). The watching brief related to the construction of basement levels for an office building, with foundation trenching dug to a depth of 2.5m below existing ground level. Natural deposits were identified at a depth of 1.65m below existing ground level, consisting of a Jurassic-derived sandy loam which overlay and bounded an elevated level of lias clay beneath the street alignment.

Above the natural was a ploughsoil layer containing pottery of mid-late 1st century date, animal bone and charcoal flecking probably associated with the clearance of light scrub, as well as the remains of two possibly adjoining timber buildings, dated to the late 1st-2nd century AD. The timber structures were associated with disjointed lengths of sill-wall trenches and internal partition slots. Patches of oolitic pebble-gravel floor surfaces with occupation levels bounding occasional clay hearths were recorded in room areas.

Evidence of a later phase of industrial activity on the site was represented by a dark charcoal-flecked occupation deposit with frequent iron slag identified to the rear of one of the timber buildings, interpreted as the remains of a metalworking shop. This same structure appears to have been replaced at some time during the 2nd-late 3rd century by a rectangular masonry building (11.5m wide and exceeding a recorded length of 16m). An internal passageway gave access to a series of rooms extending down the exposed length of the building. The floor surfaces towards the front of the building were gravelled while a mortared floor was revealed in a room towards the rear. The remaining timber structure adjoining the masonry building still appears to have continued in use during this period. No evidence for 4th century occupation was recovered within the site, suggesting it was abandoned prior to that date (Garrod, 1990, 16).

Between the front of the buildings and the Roman street alignment, a silted and gravel metallised frontage capped with iron slag was identified, measuring roughly 2.2m wide and 1.1m in thickness. Evidence of the street itself was also identified, comprising the remains of two successive oolitic pebble-gravel surfaces above a primary make-up of stones and sandy gravel, which was recorded to a depth of 1.5m below the modern pavement level. Subsequent eroded and silted street layers of Roman to post-Roman date were observed from a depth of 0.90m beneath 11-12th century levels (Garrod 1990, 17).

Archaeological observations made during the rebuild of a rear extension at 25/25a London Road (HER 41138; 9m to the S of the site) revealed a loam layer above the natural containing large flecks of charcoal with occasional bones and Flavian pottery. These inclusions are assumed to result from burning off scrub and subsequent ploughing in an open area. Evidence of possible worn clay floors and occupation of late-1st to early-2nd century

date sealed the agricultural level. The area was sealed beneath a grey loam horizon of late Roman date, overlain by black loam of medieval and post-medieval levels (Garrod 1989).

A 1977 watching brief at 31 London Road, Gloucester (c.40m to the SE of the site) recorded a metalled surface, possibly associated with the course of Ermin Street. A flagon sherd of a 1st-2nd century date was also recovered (HER 14500; Rawes 1978).

Further substantial evidence of Roman settlement activity has also been identified along the S side of London Road in close proximity to the site. At No. 20 London Road (c.60m SE of the site) a watching brief undertaken in 1988 (HER 771) uncovered an area of successive Roman oolite pebble floor surfaces, subsiding into an unknown feature cut into natural. The later Roman levels at the sites consisted of a roughly metalled yard area of oolite and lias which was recorded above a make-up layer of re-deposited estuarine clay and wall plaster fragments suggestive of a high status building (Atkin & Garrod 1989; Garrod 1989).

Archaeological observation of groundworks at Newton House (HER 765-766) about 65m to the S of the site, revealed partial remains of possibly two adjoining half-timbered buildings which extended back 23m from the Roman road. A demolition level of estuarine clay and wall plaster was recorded above some floor levels and at the rear of the building an external gravel surface area was identified, bounded by a drainage gully. These first buildings were dated to the late 1st century to the 2nd century and were overlaid by a building dating from the 2nd century to the early 4th century. Within this building, successive occupation and floor levels were recorded. A later industrial usage of the building was represented by a thick floor silting layer with lenses of charcoal, containing occasional iron slag (Atkin & Garrod 1989; Garrod 1989, 12-13).

A more recent programme of archaeological observation undertaken by Border Archaeology at 32 London Road in 2005 (HER 772), located roughly 65m to the SE of the site, identified significant Roman archaeology in almost every area of the site, including Roman structural remains (HER 773), a metalled surface which appeared to represent a side road branching off from Ermin Street (HER 774), pits, ditches and material finds. The material culture found ranged from locally produced and imported regional and overseas pottery (including sherds of Gaulish samian ware and Spanish *amphorae*) to surviving iron nails and animal bone. A small melon bead was also located within Roman deposits (Cruse & Wellicome 2005). Roman archaeological deposits were identified at a depth of 1m below existing ground level (49.98m AOD) sealed by a thick post-medieval levelling layer.

Further archaeological investigations along London Road and adjacent side streets have revealed significant evidence of archaeological remains of Roman date, including structural remains and occupation deposits of Roman date identified during Excavations undertaken in 1982 (HER 767) and 1988 (HER 14602) at the site of the former Horse and Groom P.H., London Road, about 75m to the SW of the site). (Rawes 1982; Garrod 1989). Another watching brief undertaken in 1981 watching brief at the Bristol Omnibus Depot on London Road (HER 42935; 114m to the E of the site) found extensive Roman structural remains (HER 14544), including two successive mortared surfaces with associated robbed wall alignments, above a late 1st-2nd century horizon (Rawes 1982; Garrod & Heighway 1984).

Evidence of Roman occupation has also been identified to the NW of the site along Alvin Street. Archaeological monitoring of foundation trenches dug to a depth of 1.8m for the construction of the Kingsholm Surgery on Alvin Street in Aug-Sep 1993 (HER 16616), located approximately 145m to the NW of the site, identified Roman occupation levels and ditches containing pottery and animal remains, as well as a metalled surface made largely of small angular pieces of limestone (HER 40979), bedded on a layer above the natural, recorded at a depth of 0.90m below ground level (Sermon, 1995, 64).

Finds of pottery and coins of Roman date have also been made in various locations close to Alvin Street, including ceramics of 1st-2nd century date found during excavations at the corner of Alvin Street and Worcester Parade in 1962 (HER 42651), an *as* of Nero found at the Gloucestershire Archives, about 50m NW of the site (HER 40978) and a bronze coin (ae3) of Constantine II (HER 40977) found 95m to the NW at 43 Alvin Street (HER 40979).

Conclusion:

The results of archaeological investigations in the immediate vicinity of the site at No. 1 Alvin Street and its immediate environs have demonstrated that there is **High** potential for encountering evidence of Roman occupation, associated with a substantial roadside suburb which extended along both sides of the Roman roadway of Ermin Street (present-day London Road) leading to the NE of the Roman *colonia* of *Glevum*. Archaeological evidence would appear to indicate that this suburb was established at some point during the late 1st century and remained in existence until the late Roman period.

The results of the watching brief undertaken on the site at No. 1 Alvin Street in 1988 and archaeological work undertaken on immediately adjacent sites have clearly demonstrated the potential for encountering relatively well-preserved remains of timber and masonry buildings and associated occupation deposits of Roman date, along with evidence of industrial activity (specifically metalworking). The presence of a single inhumation located in the southern part of the site indicates the potential for further burial activity to be encountered in this area, it is unclear whether this represents an isolated burial or a component of a larger burial ground.

Unfortunately the site records do not indicate the precise depths of deposits and features encountered; consequently it is not possible to determine at what depth the top of the Roman occupation levels was encountered. It should also be noted that the watching brief only covered the southern part of the site; consequently the potential for encountering archaeological remains of Roman date within the remainder of the site remains undetermined. Based on evidence derived from archaeological investigations on nearby sites along London Road, it is possible that Roman occupation deposits and features could be encountered at an approximate depth of 1m-1.5m below existing ground level, although Roman deposits could potentially be identified at a shallower depth on this site.

- **Medieval**

The decayed Roman settlement of *Glevum* appears to have remained in occupation during the post-Roman period; the Anglo-Saxon chronicle records the capture of Gloucester by the Saxons in 577 (Herbert, 1988, 5). By end of the 7th century Gloucester had been incorporated into the Mercian under-kingdom of the Hwicce, when it

was chosen by Osric, *sub-regulus* of the Hwicce, as the site of a minster church which was subsequently refounded in the mid-11th century as St Peter's Abbey Gloucester (Herbert 1988, 7-8; Verey & Brooks 2002). However, it was not until the early 10th century that Gloucester began to emerge as an important regional administrative centre, probably under the influence of Æthelflæd of Mercia who appears to have re-fortified the urban settlement (at which time the street pattern was also probably established) and established a mint there, as well as founding a new minster dedicated to St Oswald (Heighway, 2001, 102-3; Herbert, 1988, 63).

By no later than c.1050, a royal palace had been established at nearby Kingsholm and Gloucester was a regular meeting place of the royal council. Prior to the Norman Conquest, it appears that limited suburban development had taken place along Hare Lane, the route leading from the walled city towards Kingsholm, extending up to the crossing of the River Twyver as far as the Alvin Gate, which may be of pre-Conquest origin (the name appears to be derived from Ailwin, sheriff of Gloucester before 1066). Another pre-Conquest suburb appears to have been established along Lower Northgate Street/London Road, extending from the inner north gate to the outer gate on the River Twyver.

During the 12th-early 13th centuries, it appears that there was a significant expansion of suburban development to the E of the city walls, on land chiefly held by the Abbey of St Peter's Gloucester. At some time between c.1180 and 1225, several parcels of land belonging to Gloucester Abbey were granted away at Newland on the southeast side of the London Road near the borough boundary, at Fete or Vete Lane (which may be identified with present-day Alvin Street) on the northwest side of London Road, and at Ladycroft between Fete Lane and the Twyver (Herbert, 1988). It appears that some of these parcels of land were built up during the first half of the 13th century, by c.1265 at least ten properties belonging to the Barton demesne manor of Gloucester Abbey are recorded as lying within Ladycroft (Herbert, 1988).

It is unclear when the alignment of Fete Lane was actually established; it may well be of late Saxon origin although this has not been conclusively proven; the earliest documented reference to Fete or Vete Lane occurs in a deed of c.1220 (Ross, 1964, 388-390). By 1455, a rental of the borough of Gloucester shows that the N side of London Road and both sides of Fete Lane were occupied by tenements held by various laymen and religious institutions, although it does not appear to have been intensively built up (Stevenson, 1890, 98-104; Baker & Holt, 2004, 91). The northern half of the site appears to have lain within several tenement plots oriented roughly E-W and fronting onto Alvin Street (which appear to have vanished by the early 17th century based on the evidence of Speed's map of 1610) while the southern half lay within the rear end of a series of elongated tenement plots fronting NW-SE onto London Road.

Archaeological work undertaken in the immediate vicinity of the site and its immediate vicinity has yielded evidence of medieval occupation. The watching brief undertaken at No. 1 Alvin Street in 1988 revealed evidence of a substantial dark loam layer across much of the site, which appears to have accumulated over a lengthy period. This layer was in turn cut by a number of pit features of medieval date, which may have been associated with rubbish disposal (HER 42684; Atkin & Garrod, 1989; Garrod, 1989, 13).

Further evidence of medieval occupation was identified during a watching brief at Northgate Court, 23 London Road, located about 10m to the S of the site (HER 27707). A series of medieval pits were identified which were

associated with building remains fronting onto London Road ranging broadly in date from the 11th-15th centuries (Garrod, 1990). Archaeological observations made during the rebuild of a rear extension at 25/25a London Road in 1988 (HER 41138) identified evidence for a substantial black loam horizon, deposited during the medieval and post-medieval periods, overlying a late Roman grey loam deposit. The shoulder of a large, deep ditch feature of medieval date was also uncovered, which extended along and beneath the Alvin Street alignment, cutting through the Roman levels and natural to a depth of 2.2m (Garrod, 1989). It has been suggested, in view of the substantial depth of this feature, that it could have represented part of a larger defensive ditch (possibly of late Saxon date) extending along the course of present-day Alvin Street, to protect the extra mural suburbs of Hare Lane and London Road, however this remains unproven (Baker & Holt, 2004, 96).

Evidence of medieval occupation has also been identified on the W fringes of the study area, for instance at Worcester Street, where an evaluation on the site of the former KwikSave supermarket (117m to the W of the site) in 2004 (HER 784) revealed three sherds of medieval pottery of 13th to 14th century date in a dark brown humic clay silt layer sealing the Roman contexts (Havard 2004; 2005).

Conclusion

Documentary evidence indicates that Alvin Street was probably established on its present alignment by no later than c.1200 (possibly earlier) and that it formed part of a suburb to the E of the city walls which developed during the late 12th-early 13th century, established on land formerly belonging to Gloucester. It appears that the N side of London Road and both sides of Alvin Street were lined with tenement plots by the mid-15th century, although settlement activity was not particularly intensive along Alvin Street.

Much of the site appears to have lain within gardens during the medieval and early post-medieval periods and this appears to be corroborated by the evidence of previous watching briefs undertaken on the site itself and its immediate vicinity, demonstrating that a substantial accumulation of dark loamy soil occurred during this period. These gardens were used as convenient places for the dumping of domestic refuse, as evidenced by the presence of rubbish pits both within the site at No. 1 Alvin Street and adjacent sites. No evidence of medieval building activity was identified during the watching brief at No. 1 Alvin Street, it is likely that any surviving remains would be located close to the frontage of Alvin Street, beneath the existing warehouse buildings.

The potential for encountering archaeological remains of medieval date has been assessed as **Moderate to High**, reflecting the fact that the site was not intensively occupied during this period. Based on the evidence of previous investigations on the site and its immediate locality, it is likely that any surviving remains will largely consist either of pits associated within horticultural activity or waste disposal to the rear of tenements fronting onto Alvin Street and London Road, or the remains of walls or ditches defining tenement plot boundaries. It is likely that any evidence of structures associated with these medieval tenement plots would be situated on the Alvin Street frontage, beneath the existing warehouse buildings.

- **Post-Medieval**

At the outbreak of the Civil War in 1642, Gloucester was a stronghold of the parliamentary cause, and managed to withstand a determined siege by a large Royalist army in 1643 (Herbert 1988). Extensive damage to the City's extra mural suburbs occurred during the siege, as many as 69 houses are recorded as having been destroyed in Fete Lane (present-day Alvin Street), Newland and Brook Street (HER 11279). A late 18th century plan of Gloucester shows the line of the Civil War fortifications lying just to the W of the western boundary of the site.

By the late 17th century Gloucester had shrunk in size, having lost large parts of its suburbs and nearly half of its eleven medieval parish churches to the siege (Herbert 1988, 120-121). Johannes Kip's 'Bird's Eye View' of Gloucester dated 1712 shows Alvin Street as being largely devoid of buildings although some properties along London Road, close to the junction with Alvin Street, had survived intact. It is likely that one of these properties was No. 19 London Road (Northgate House) a Grade II* listed mid to late-17th century house which was re-fronted in the mid-18th century (HER 42004; Verey & Brooks 2002, 499).

The expansion of Gloucester began in the early 19th century, its growth initially fuelled by the opening of the Gloucester and Berkeley ship canal in 1827, which gave direct and easy access to maritime trade (Herbert 1988), superseding the turnpike roads as the main transport connection for Gloucester. Gloucester's growth further intensified after the building of the railways in the 1840s, when the city became a busy port for the distribution of foreign goods to the Midlands (Herbert 1988). The South Wales Railway lies 54m to the W of the site, and was opened in 1851, later being fully absorbed by the GWR (HER 11185; Awdry 1973), and the railways and the trade at the docks stimulated the growth of industry, massively enlarging the city as the population increased from c. 12,000 in 1831 to c. 48,000 by 1901 (Herbert 1988). Gloucester also gained a tram network, part of which ran along London Road to the S of the site of the proposed development (HER 20653).

Documentary and cartographic sources (discussed in more detail in Section 5.2) show that from the 17th century through to the 1820s, the site essentially was occupied by gardens; the southern half partially lying within plots to the rear of several properties fronting onto London Road (in particular Northgate House), while the northern half lay within a large garden plot extending NW along Alvin Street.

At some time between c.1820 and the early 1840s, substantial building activity had taken place along London Road with the laying out of residential streets lined with terraced housing. Examples of this work include a stuccoed terrace of three houses to the E of the junction of London Road and Alvin Street, represented by present-day Nos. 27, 29 & 31 London Road (HER 42008), which were de-listed in 2004.

Extensive building activity also took place along Alvin Street during the same period, with the construction of rows of terraced properties along both sides of the street and the laying out of side streets to the NE of Alvin Street, namely Sherborne Street, Suffolk Street and Columbia Street. Most of the terraced housing along Alvin Street has been demolished and the side streets swept away to make way for housing development during the 1960s-1970s. Remains of 19th century terraced housing were recorded during the construction of the Kingsholm Surgery on Alvin Street in 1997 (HER 40980; HER 16616).

Causton's map of Gloucester dated 1843 shows that several terraced houses along the SW street frontage of Alvin Street lay within the boundaries of the present Gardiner's Bros. premises. A row of four terraced properties (Nos. 3-9 Alvin Street odd nos.) remained in existence until the late 1970s-early 1980s when they were demolished to make way for a car parking area on the N side of the Gardiners Bros site. Another 19th century property, No. 11 still remains extant although heavily altered. A mid-19th century public house, formerly called The Star Inn, lies approximately 14m NW of the development; this has now been converted into a private residence (HER 42072).

The study area appears to have been a focus for industrial activity during the 19th century. Documentary evidence indicates that at some point between c.1820 and 1843, a leather processing works (curriers) and warehouse had been built on the site at No. 1 Alvin Street, which was subsequently became the premises of Gardiners Bros, a leather merchants and boot and shoe manufacturer by the late 1870s (HER 42359). The premises were rebuilt and extended in the late 19th century and the site was further expanded in the mid-late 20th century to include an instrument manufacturing works located immediately SW of the main premises (HER 42360). A new warehouse was added on the S side of the Gardiners Bros premises in 1988.

Immediately adjoining the Gardiners Bros site to the SW is the location of the post-medieval Alvin Iron Works (HER 42144), established by the Crump family in the 1860s. The ironworks specialised in manufacturing pre-fabricated iron barns, water troughs and other agricultural equipment and fittings for railway carriages. By the 1960s the site had been converted into a garage. A further section of the iron works is recorded 80m to the NW of the site (HER 42011).

Conclusion: From the 17th century through to the early 19th century, the site lay within garden plots, devoid of buildings. Development on the site occurred between c.1820-1840, with the erection of terraced housing along the Alvin Street frontage and the construction of a leather processing works/warehouse which was subsequently expanded in the late 19th-20th century as the premises of Gardiner Bros., a leading firm of footwear manufacturers.

Although the existing premises have been greatly altered and enlarged since the original leather works was built in the 19th century, there remains **High** potential for encountering both buried structural remains relating to the terraced properties formerly occupying the northern end of the site and extant 19th century buildings relating to the leather works/shoe factory premises on the site.

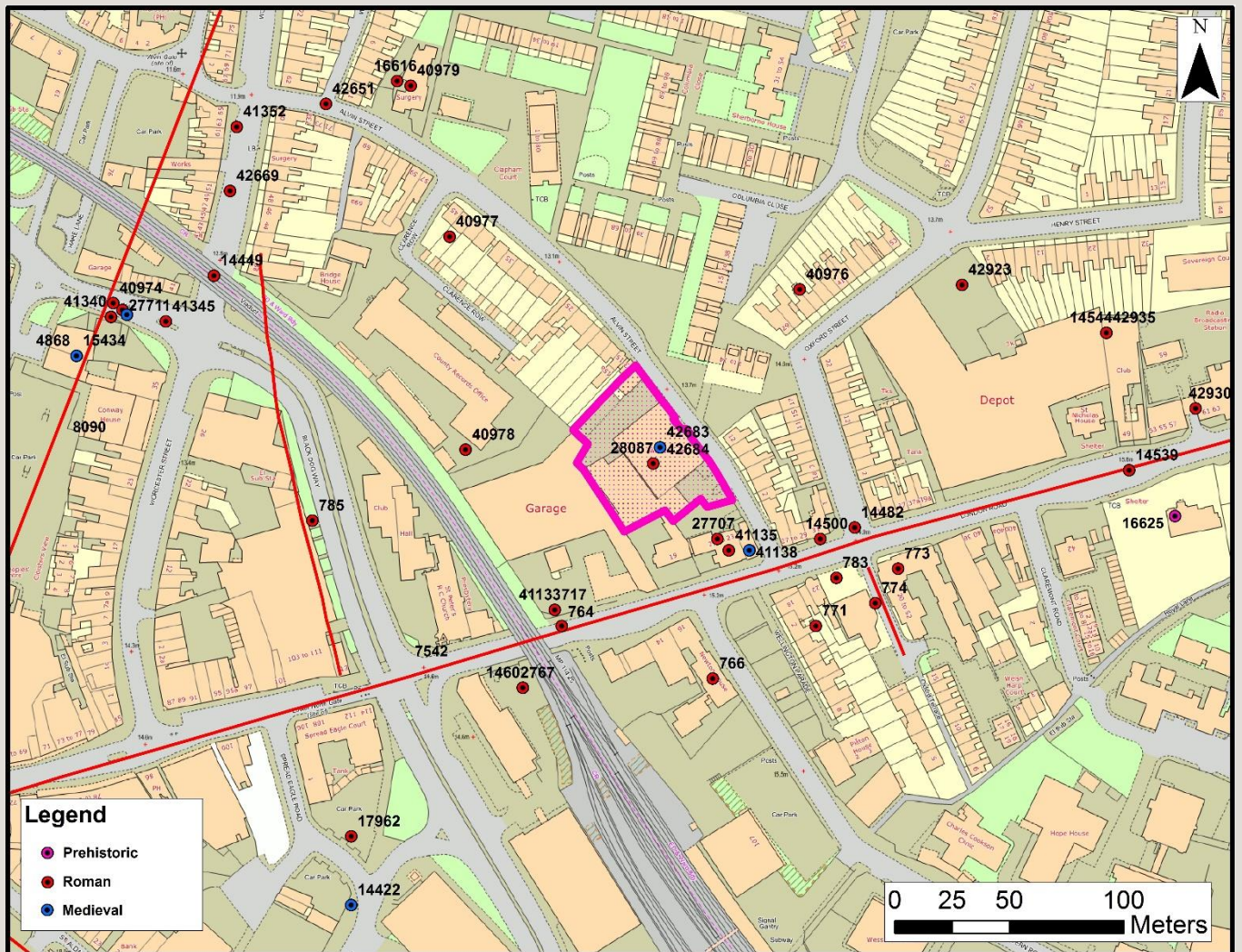


Fig. 2: Plan showing location of sites of prehistoric, Roman and medieval date recorded in the vicinity of the site at No. 1 Alvin Street Gloucester, recorded on the Gloucester City Council Historic Environment Record

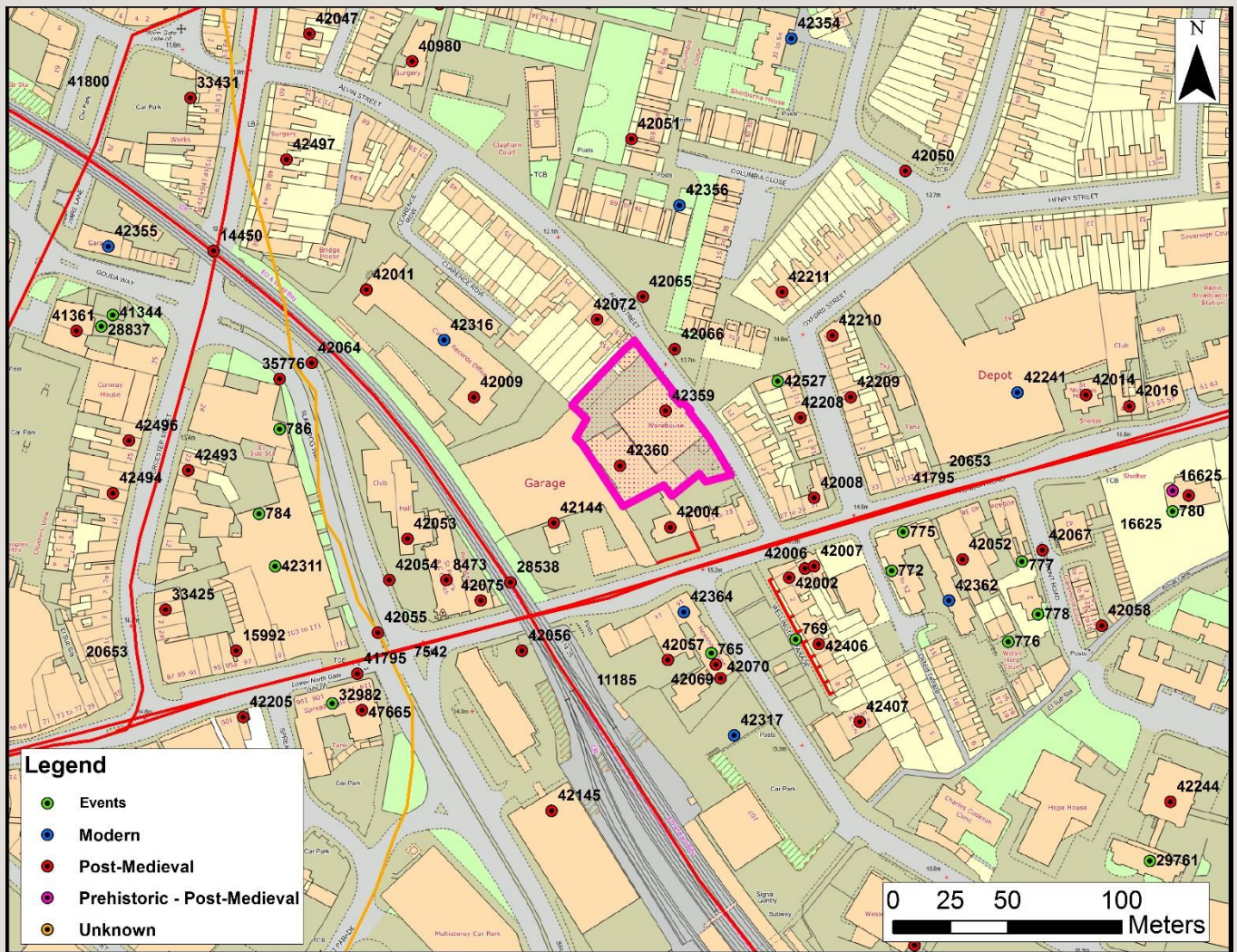


Fig. 3: Plan showing location of sites of post-medieval and modern date recorded in the vicinity of the site at No. 1 Alvin Street Gloucester, recorded on the Gloucester City Council Historic Environment Record

Table 1: Gazetteer of monuments recorded in the Gloucester Historic Environment Records in the immediate vicinity of the study area (based on a 200m radius centred on NGR SO 83600 18842)

Monument No.	Description	NGR	Date
480	Glevum Roman Colonia SAM	SO 83150 18350	Roman
705	Geophysical surveys undertaken on 16 different sites in Kingsholm	SO 83628 19554	Event 2012/2013
717	WB, Moon's Garage 11-17 London Road	SO 83559 18779	Roman
764	Amphora handle stamped: 'CI ALB' found in 1955	SO 83562 18772	Roman
765	1998-9 WB undertaken by the Gloucester City Excavation Unit, Newton House	SO 83628 18749	Event 1988/1989
766	Roman buildings identified during a WB on London Road in 1988	SO 83628 18749	Roman
767	Roman buildings found during an excavation on the site of Horse and Groom	SO 83545 18745	Roman
769	Observations made in trench for new E-side kerb alignment	SO 83665 18755	Event 1995
771	Roman buildings found during a WB in 1988	SO 83673 18772	Roman
772	2005 WB, 32 London Road	SO 83707 18785	Event 2005
773	Roman structural remains identified during a WB in 2005	SO 83709 18797	Roman
774	Roman road found during a WB on 32 London Road	SO 83699 18782	Roman
775	2004 evaluation undertaken at 32 London Road	SO 83712 18802	Event 2004
776	WB undertaken during groundworks to the rear of 36 London Road	SO 83758 18754	Event 2012
777	Observations in foundation trench at 40B London Road	SO 83764 18789	Event 1990
778	Evaluation on land at 2 Claremont Road	SO 83771 18766	Event 1999
779	WB on sewer scheme between London Road and Wotton in 1993	SO 83956 18811	Event 1993
780	WB during excavation of foundation trenches at 44 London Road	SO 83830 18811	Event 2002
783	Pottery and bones of Roman date found in 1961	SO 83682 18793	Roman
784	2004 evaluation, former KwikSave site, Worcester Street/Northgate Street	SO 83430 18810	Event 2004
785	Multi-phase earthwork bank found by evaluation in 2004	SO 83453 18818	Roman – PM
786	Evaluation on land to the N of the former Kwiksavve Site, Worcester Street	SO 83439 18847	Event 2005
4868	Tanner's Hall, the remains of a C13th merchant's house, Gouda Way	SO 83350 18890	Medieval
7542	The archaeological remains of Ermin Street Roman road	SO 83282 18680	Roman
8090	The Roman Road between Birmingham and Gloucester	SO 88770 35000	Roman
8473	Roman Catholic Church of St Peter, London Road	SO 83512 18781	Post-Medieval
11185	The South Wales Railway	SO 72600 16150	Post-Medieval
11277	Roman aqueduct, Market Parade/The Triangle	SO 83500 18600	Roman
11300	Cathedral Church of the Holy and Indivisible Trinity	SO 83121 18778	Medieval
14096	Wotton Roman Cemetery	SO 84370 18970	Roman
14422	10-11 Market Parade	SO 83470 18650	Medieval
14449	Roman and Medieval finds, Worcester Street	SO 83410 18925	Roman/Medieval
14450	Post-medieval finds Worcester Street	SO 83410 18925	Post-Medieval
14482	Sewer shaft Oxford Street	SO 83690 18815	Roman
14500	1977 WB at 31 London Road	SO 83675 18810	Roman
14539	1981 watching brief at 49 London Road	SO 83810 18840	Roman
14544	Roman remains found during a WB at The Bristol Omnibus Depot, London Road	SO 83800 18900	Roman
14602	Excavation undertaken on the site of the former Horse and Groom in 1982 and 1988	SO 83545 18745	Roman/Medieval
15434	Evaluation trenches carried out by GCC Archaeology Service during 1994	SO 83350 18890	Roman/Medieval
15688	Gloucester Inner Relief Road, DBA	SO 83200 19000	Event - 1994
15992	Theatre De Luxe, 93 Northgate Street	SO 83420 18750	Post-Medieval
16616	Observations in foundation trenches, Kingsholm Surgery, Alvin Street	SO 83490 19010	Roman - PM
16625	Gloucestershire Royal Hospital Complex	SO 83830 18820	Prehistoric - PM
17962	Evaluation and WB at Spread Eagle Road	SO 83470 18680	Roman - PM
20653	Tramway network in Gloucester City	SO 83168 18556	Post-Medieval
27694	Gloucester's Roman street grid	SO 83050 18580	Roman
27707	1989 WB at Northgate Court, 23 London Road	SO 83630 18810	Roman
27711	1989 WB for Inner Relief Road (Gouda Way)	SO 83370 18910	Roman/Medieval
28087	Roman soils and a probable-timber framed building identified during a 1988 WB	SO 83602 18843	Roman

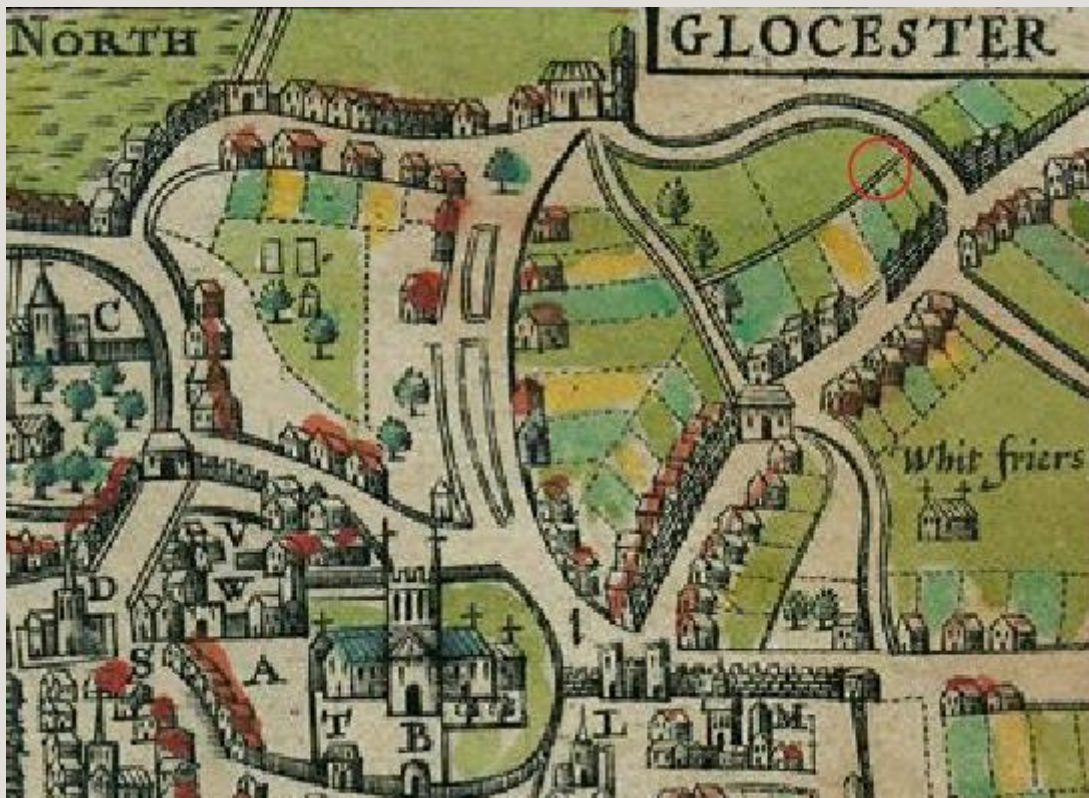
<u>Monument No.</u>	<u>Description</u>	<u>NGR</u>	<u>Date</u>
28538	Great Western Railway Boundary Marker, London Road	SO 83540 18780	Post-Medieval
28665	DBA of land at Kingsholm C of E Primary School	SO 83620 19140	Event 2006
28837	DBA of the Tanners Hall Site, Worcester Street/Gouda Way	SO 83361 18892	Event 2007
29761	2008 WB at Gloucestershire Royal Hospital	SO 83820 18658	Event 2008
32982	DBA of Spread Eagle Court	SO 83462 18727	Event 2009
33425	Site of S Harris and Co's Mineral Water Manufactory	SO 83389 18768	Post-Medieval
33431	GWR boundary marker by the bridge	SO 83400 18992	Post-Medieval
35776	Observations made during the re-culverting of the River Twyver	SO 83439 18869	Post-Medieval
40411	Gloucester Union Workhouse infirmary and WW1 Voluntary Aid Detachment Hospital	SO 83717 18621	Post-Medieval
40974	Observations in underpinning trench at 33 Oxford Street	SO 83366 18913	Roman
40976	Roman occupation, Oxford Street	SO 83666 18919	Roman
40977	Roman coin (Ae3 of Constantine II) found at 43 Alvin Street	SO 83513 18942	Roman
40978	Roman coin (As of Nero) found at Gloucestershire Record office, Alvin Street	SO 83520 18849	Roman
40979	Roman occupation levels and ditches, Kingsholm Surgery, Alvin Street	SO 83496 19008	Roman
40980	Demolished remains of C19th century houses at Kingsholm Surgery, Alvin Street	SO 83497 19008	Post-Medieval
41133	Roman buildings, 11-17 London Road	SO 83559 18779	Roman
41135	Roman occupation at 23 London Road	SO 83635 18805	Roman
41138	Medieval ditch, 25/25A London Road	SO 83644 18805	Medieval
41340	Excavation undertaken by GCC Archaeology Service, November 1997 - March 1998	SO 83365 18907	Roman/Medieval
41344	1998 SBR carried out by GCC Archaeology Service, Hare Lane and Worcester Street	SO 83366 18897	Event 1998
41345	Roman period remains excavated November 1997 to March 1998 N of Tanner's Hall	SO 83389 18905	Roman
41346	Medieval remains excavated November 1997 to March 1998 N of Tanner's Hall	SO 83372 18908	Medieval
41352	Early Roman occupation layers outside 63 Worcester Street	SO 83420 18990	Roman
41361	Site of Post Medieval and Modern buildings surrounding Tanner's Hall	SO 83350 18890	Post-Medieval
41795	Turnpike road connecting Gloucester with Birdslip Hill	SO 83473 18740	Post-Medieval
42002	Early-C19th town house, now known as Sheraton House, 18 London Road	SO 83662 18782	Post-Medieval
42004	Mid- to late-C17th, now offices known as Northgate House, 19 London Road	SO 83610 18804	Post-Medieval
42006	Early-C19th town house, now offices as 20 London Road	SO 83669 18786	Post-Medieval
42007	Early-C19th house, now restaurant, 22 London Road	SO 83673 18787	Post-Medieval
42008	Early-C19th terrace of three houses, 27, 29 and 31 London Road	SO 83673 18817	Post-Medieval
42009	Post-medieval nursery	SO 83524 18861	Post-Medieval
42011	The Alvin Works (iron works)	SO 83477 18908	Post-Medieval
42013	Early-C19th villa, now health authority offices, known as The Elms, 44 London Road	SO 83837 18818	Post-Medieval
42014	Early-C19th villa known as St Nicholas House, 47 London Road	SO 83792 18862	Post-Medieval
42016	Pair of early-C19th semi-detached houses, 49 and 51 London Road	SO 83811 18857	Post-Medieval
42047	The site of a C19th to C20th nursery with a fountain in the central courtyard	SO 83452 19020	Post-Medieval
42048	Former public house, just to the N of Union Street	SO 83665 19062	Post-Medieval
42049	Former public house, Union Street	SO 83633 19046	Post-Medieval
42050	The City Sanitary Laundry was located on the N side of Henry Street	SO 83713 18960	Post-Medieval
42051	Former post medieval Mission Hall, Suffolk Street to the N of Union Street	SO 83593 18974	Post-Medieval
42052	Former public house, 36 London Road	SO 83738 18790	Post-Medieval
42053	A probable C19th school adjacent to St Peter's Chapel, London Road	SO 83495 18799	Post-Medieval
42054	Post-medieval malthouse, London Road	SO 83487 18781	Post-Medieval
42055	Post-medieval public house, London Road	SO 83482 18758	Post-Medieval
42056	Former public house, London Road	SO 83545 18750	Post-Medieval
42057	Probable C19th school, London Road	SO 83609 18746	Post-Medieval
42058	Post-medieval fountain located in the former gardens of Claremont House	SO 83799 18761	Post-Medieval
42062	Former public house, Columbia Street	SO 83509 19033	Post-Medieval
42064	The site of a post-medieval pump to the SW of the County Record Office	SO 83453 18876	Post-Medieval
42065	Former public house on the corner of Alvin Street and Sherbourne Street	SO 83598 18905	Post-Medieval
42066	Former public house, Alvin Street	SO 83612 18882	Post-Medieval
42067	Post-medieval pump, adjacent to Claremont House	SO 83773 18794	Post-Medieval

Monument No.	Description	NGR	Date
42069	Post-medieval pump, to the W of Wellington Parade and to the S of London Road	SO 83630 18744	Post-Medieval
42070	Post-medieval sawpit, to the W of Wellington Parade and S of London Road	SO 83632 18738	Post-Medieval
42072	Post-medieval public house, Alvin Street	SO 83578 18895	Post-Medieval
42075	Late-C19th Roman Catholic presbytery adjoining the Church of Saint Peter	SO 83527 18772	Post-Medieval
42144	The site of the post-medieval Alvin Iron Works, near Alvin Street	SO 83559 18806	Post-Medieval
42145	C19th to C20th Post Office, George Street	SO 83558 18680	Post-Medieval
42205	Early C19th shop, 102 Northgate Street	SO 83423 18721	Post-Medieval
42208	Early-C19th terrace of eight houses, 1A to 11, 15 and 17 Oxford Street	SO 83667 18852	Post-Medieval
42209	Early C-19th terrace of ten houses, 2 to 20 Oxford Street	SO 83689 18861	Post-Medieval
42210	Early-C19th public house now The Victoria Inn, 22 Oxford Street	SO 83681 18888	Post-Medieval
42211	Pair of early-C19th semi-detached houses, 29 and 31 Oxford Street	SO 83659 18907	Post-Medieval
42241	C20th garage, 45 London Road	SO 83762 18863	Modern
42244	C19th Gloucester Workhouse and later C20th Gloucester Poor Law Institute	SO 83829 18684	Post-Medieval
42311	DBA at Lower Northgate Street	SO 83437 18787	Event 1989
42316	C20th school, Clarence Row	SO 83511 18886	Modern
42317	C20th hall, Great Western Road	SO 83638 18713	Modern
42354	C20th engineering works, Sherbourne Street	SO 83663 19018	Modern
42355	C20th garage, Gouda Way	SO 83364 18927	Modern
42356	C20th warehouse, Sherbourne Street	SO 83614 18945	Modern
42359	C20th leather works, Alvin Street	SO 83608 18855	PM/Modern
42360	C20th Instrument Works, Alvin Street	SO 83588 18831	Modern
42362	C20th garage, London Road	SO 83732 18772	Modern
42364	Church Army Hostel, London Road	SO 83616 18767	Modern
42406	Early-C19th terrace of seven houses, 2 to 8 Wellington Parade	SO 83675 18753	Post-Medieval
42407	Early-C19th town house, known as Picton House, Wellington Parade	SO 83693 18719	Post-Medieval
42436	The Route of the River Twyver	SO 83327 19182	N/A
42493	Early-C19th terrace of three houses, 18, 20 and 22 Worcester Street	SO 83399 18829	Post-Medieval
42494	Early-C19th terrace of three houses, 19, 21 and 23 Worcester Street	SO 83366 18819	Post-Medieval
42496	Early-C19th terrace of three houses, 25, 27 and 29 Worcester Street	SO 83373 18842	Post-Medieval
42497	Early-C19th terrace of 12 houses, 38 to 60 Worcester Street	SO 83442 18965	Post-Medieval
42527	Unlocated and unreferenced record of a negative WB at 17 Oxford Street	SO 83657 18868	Event 2001
42651	Roman pottery was found in 1962 at the corner of Alvin Street and Worcester Parade	SO 83459 19000	Roman
42669	Roman pottery was found in 1960 on Worcester Street	SO 83417 18962	Roman
42683	1988 WB maintained by the Gloucester City Archaeology Unit, 1 Alvin Street	SO 83605 18850	Roman
42684	Medieval pitting identified during a watching brief at 1 Alvin Street	SO 83605 18850	Medieval
42923	Roman coin (Ae3 of Constantine II) found at the Bus Depot, London Road	SO 83737 18921	Roman
42930	Excavation in 1986 at 56-65 London Road	SO 83839 18867	Roman
42935	Watching Brief at the Bristol Omnibus Depot, London Road	SO 83800 18900	Roman
43151	Watching brief during works for Gloucester Flood Alleviation Scheme	SO 83045 19061	Post-Medieval
47665	Location of GWR's WW2 Railway Control Centre in Northgate Mansions	SO 83475 18724	Post-Medieval

5.2 Documentary Study and Map Regression

5.2.1 Medieval to c.1800

Documentary evidence for occupation on the site during the medieval and early post-medieval periods is limited. It is likely that the study area lay within one of several parcels of land belonging to Gloucester Abbey which were granted away at Fete Lane (which may be identified with present-day Alvin Street) on the northwest side of London Road, and at Ladycroft between Fete Lane and the River Twyver. It appears that some of these parcels of land were built up during the first half of the 13th century, by c.1265 at least ten properties belonging to the Barton demesne manor of Gloucester Abbey are recorded as lying within Ladycroft. By 1455, a rental of the borough of Gloucester shows that the N side of London Road and both sides of Fete Lane were built up with tenements held by various laymen and religious institutions, although it does not appear to have been intensively occupied (Stevenson, 1890, 96-104).



*Fig. 4: Extract from John Speed's map of Gloucester 1610
(Reproduced by courtesy of Gloucestershire Archives)*

By the early 17th century, cartographic evidence appears to indicate that Alvin Street was sparsely occupied. Speed's map of Gloucester (1610), the earliest detailed topographical representation of the study area (Fig. 4), shows the curvilinear alignment of Alvin Street between Hare Lane and London Road. Speed's map shows the southern half of the study area as lying within the northern part of several narrow, elongated tenement plots aligned NW-SE and lying to the rear of properties fronting onto London Road, while the northern part is shown as

lying within the SE corner of a large garden enclosure. A NE-SW aligned ditch or lane is shown as marking the boundary between this garden enclosure and the tenement plots fronting onto London Road. Speed does not depict any properties fronting onto Alvin Street; however it is uncertain whether this is necessarily correct as an account by John Dorney, town clerk of Gloucester, of the burning of suburban properties at the time of the 1643 siege refers to the destruction of 69 houses in Newland, Brook Street and Fete Lane, although it is not specified how many of these houses actually lay within Fete Lane itself.



*Fig. 5: Extract from Johannes Kip's engraved 'Bird's Eye View' of Gloucester dated 1712
(Reproduced by courtesy of Gloucestershire Archives)*

The detailed 'Bird's Eye View' of Gloucester engraved by Johannes Kip (1712) shows Alvin Street as largely devoid of buildings (*Fig. 5*). It is noteworthy that two of the properties and their associated rear boundary plots shown on Speed's map as fronting onto London Road immediately W of the junction with Alvin Street are not depicted in Kip's engraving; presumably they were destroyed at the time of the 1643 siege. The lane or ditch marking the rear boundary of the tenement plots fronting onto London Road is also not shown on Kip's engraving.

Two editions of Hall and Pinnell's map of Gloucester, dated 1780 and 1796 respectively, provide detailed information regarding land use and field boundaries within the vicinity of the study area (Figs. 6 & 7). Both maps show that the topography of the study area had changed relatively little since the early 18th century. The southern part of the specific study area then lay within the northern part of three rear tenement plots relating to Northgate House (no. 19 London Road) and two other properties fronting onto London Road. The northern part of the study area is shown on the 1780 and 1796 maps as lying within a large, irregularly shaped enclosure extending NW along Alvin Street which is depicted as being under cultivation (presumably as market gardens) although a number of trees are also shown within the enclosure, suggesting that part of it may have been used as an orchard. Alvin Street is referred to as Onyatt Lane or Alvingate Lane in 18th century deeds and other property records; however from c.1820 onwards it is usually referred to as Alvin Street.

Cole and Roper's map of Gloucester dated 1805 and Bryant's 1824 map of Gloucester show that the topography of the study area largely remained unchanged during the first two decades of the 19th century.



Fig. 6: Extract from Hall and Pinnell's Plan of the City of Gloucester (c.1780)
(Reproduced by courtesy of Gloucestershire Archives).



Fig. 7: Extract from Hall and Pinnell's 1796 *Plan of the City of Gloucester*
(Reproduced by courtesy of Gloucestershire Archives).

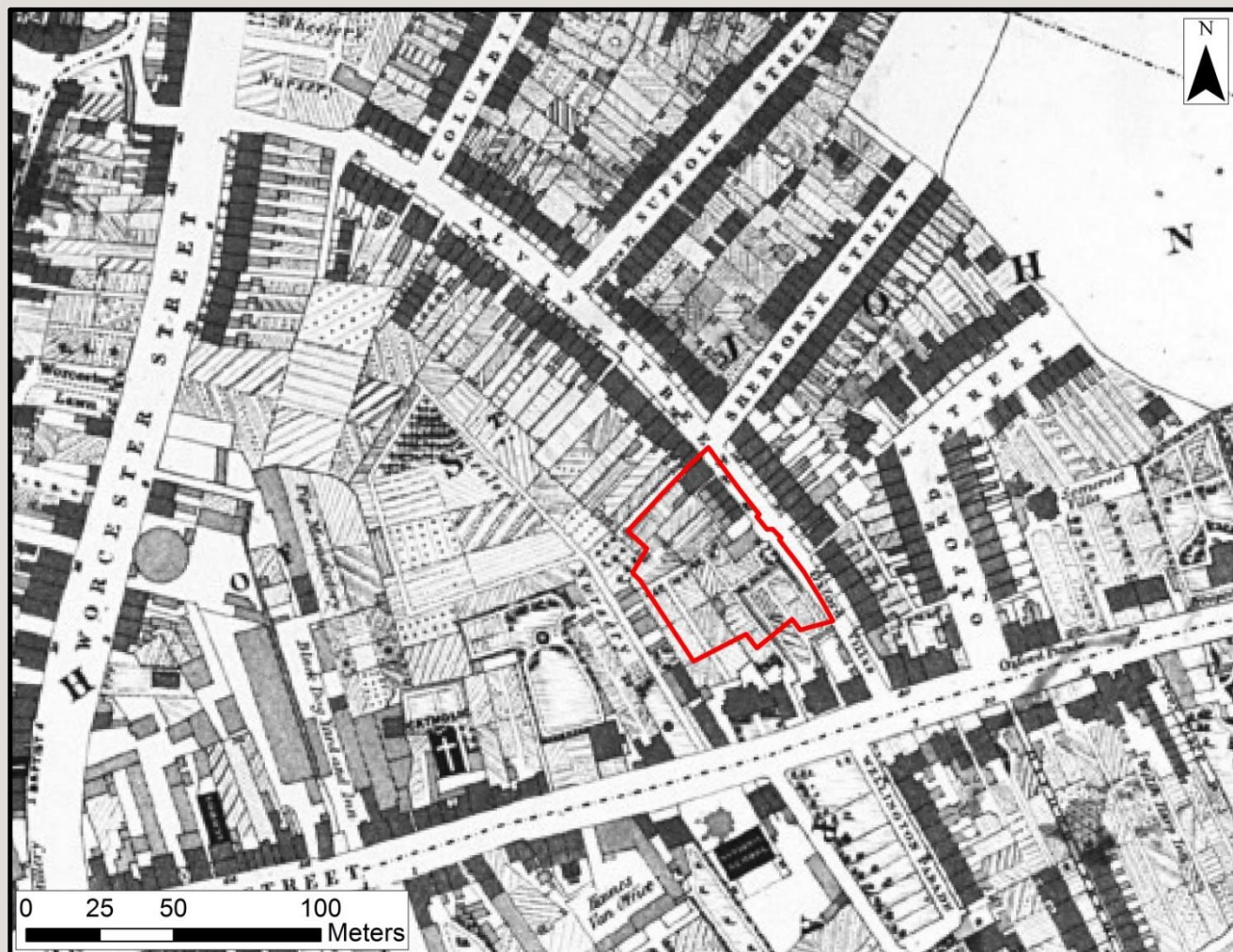
5.2.2 c.1800-1900

From c.1820 onwards, a rapid expansion in suburban growth took place in Gloucester, fuelled by the opening of the Berkeley and Gloucester Ship Canal and the emergence of Gloucester as an important regional hub for the railway network in the 1840s.

Between c.1820 and the early 1840s, it appears that both sides of Alvin Street were heavily built up with dwellings, as depicted on Causton's Map of Gloucester dated 1843 (Fig. 8). Within the northern part of the site, fronting onto Alvin Street, a row of four cottages is depicted on Causton's map, immediately NW of which is shown a separate house at the S end of a terrace of properties extending NW along the SW frontage of Alvin Street. The latter property may be identified with the existing house at No. 11 Alvin Street (formerly known as No. 79 Alvin Street) while the adjoining row of four cottages (Nos. 3-9 odd nos., formerly Nos. 80-83 Alvin Street) were demolished in the mid-1980s to allow for an extension to the Gardiners Bros premises and the laying out of a car park to the N.

Immediately SE of the row of cottages, an L-shaped building oriented roughly NE-SW and fronting onto Alvin Street is depicted, which appears to have been used as a warehouse/leather processing works while to the S and SW of this building several elongated garden plots are depicted relating to Northgate House and three other

adjacent properties fronting onto London Road, next to the junction with Alvin Street. For clarity, this section will firstly examine the development of the warehouse/premises at No. 1 Alvin Street and then consider the properties occupying the N part of the site (nos. 3-11 Alvin Street)



*Fig. 8: Extract from Causton's map of the city and borough of Gloucester (1843)
(Reproduced by courtesy of Gloucestershire Archives)*

1/ No. 1 Alvin Street (Warehouse/leather processing works)

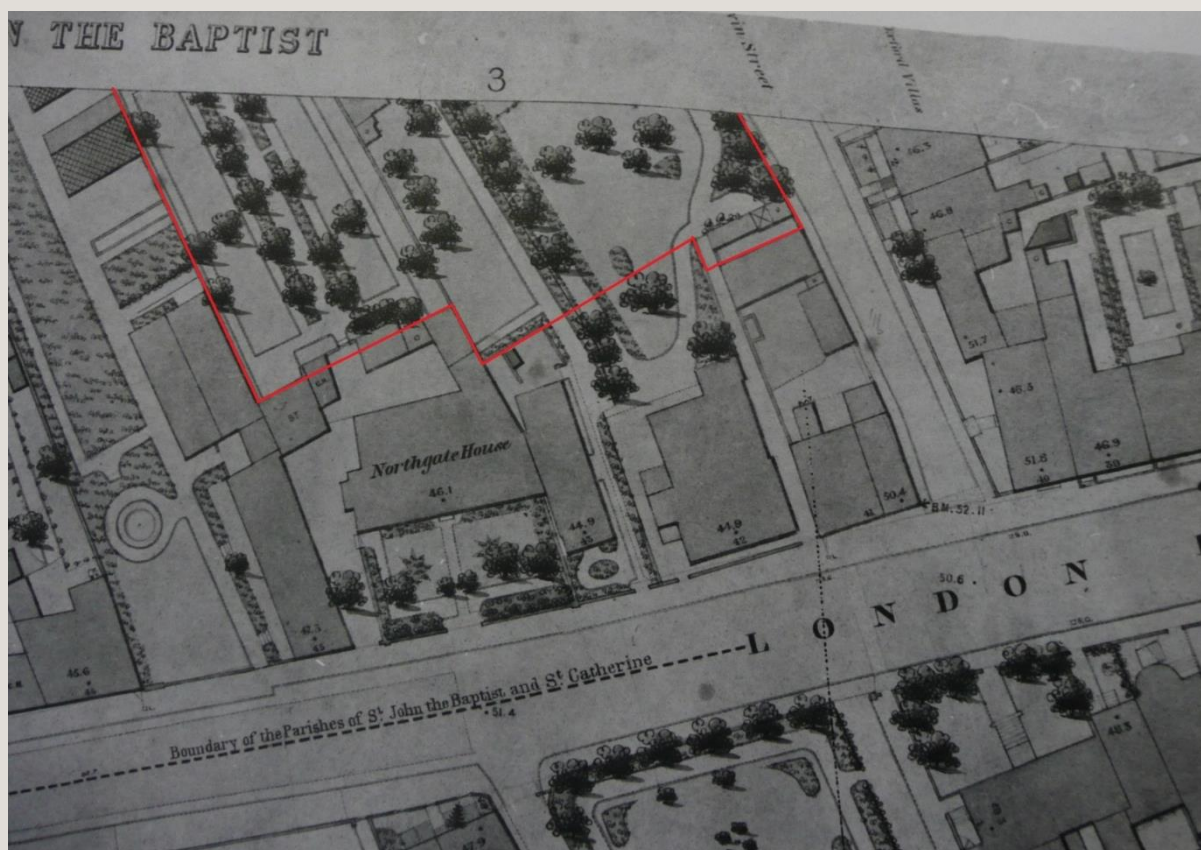
The L-shaped building fronting onto Alvin Street shown on Causton's map appears to have been used as a carriers' workshop/warehouse since its construction at some time between c.1820 and 1843. An advertisement in the Gloucester Citizen dated 28 Oct 1843 refers to the letting of 'a large and convenient warehouse [in Alvin Street] where the business of a carrier has been carried on since many years past'. This warehouse appears partially to have been empty for a period of time as a newspaper article dated in the Cheltenham Chronicle dated 19 June 1845 refers to the 'unoccupied loft of a warehouse in Alvin Street, not far from the London Road'. In 1847, this same warehouse in Alvin Street is recorded as 'a capacious leather warehouse', including an outbuilding (used for stables) and a yard which was then occupied by a Mr Coules, tanner.

The history of the property during the 1850s-70s is somewhat poorly documented, but it appears that the premises was let out to a succession of occupiers before being acquired by the Gardiner family. By 1850, the building, described as a 'former leather warehouse in Alvin Street', was occupied by Francis Lloyd, a 'wine manufacturer' by profession; an advertisement for its sale refers to an outbuilding, stabling and a yard adjoining the warehouse. The detailed Gloucester Board of Health plan dated 1854 shows that the layout of the site had changed little since its depiction on Causton's 1843 map (*Figs. 9 & 10*). Precisely when the Gardiner family first occupied the site at No. 1 Alvin Street is unclear, the 1863 Post Office Directory and Slater's 1868 Trade Directory for Gloucestershire do not list the Gardiners as occupying premises in Alvin Street.



*Fig.9: Extract from the Gloucester Board of Health Plan (1854)
(Reproduced by courtesy of Gloucestershire Archives)*

Examination of documentary records indicate that by 1877, the property at Alvin Street was owned by a firm of leather merchants/boot manufacturers then called Ware & Gardiner, who appear in a Commercial Directory of 1879 as 'Boot Upper Manufacturers' and are also referred to as 'Leather Merchants' in Kelly's 1880 Directory of the Leather Trades. This partnership appears to have been dissolved by no later than 1884 when the firm is recorded in local trade directories and newspaper advertisements as Gardiners Bros. However, it is possible that the Gardiners may have been occupying the premises some time before 1877 as a brief account of the firm's history published in 1895 refers to the company as 'dating back over a period of twenty five years although the business itself was founded over half a century ago'.



*Fig. 10: Extract from the Gloucester Board of Health Plan (1854)
(Reproduced by courtesy of Gloucestershire Archives)*

The company's offices, warehouse and leather processing works appears to have been based at Alvin Street while their tannery was actually located at Evesham. Although initially they appear to have chiefly produced leathers for horse harnesses, from an early stage they also produced belts and leather uppers for boots; the 1895 description mentions that 'at the Gloucester establishment the firm also have a staff of hands engaged in belt making and boot-upper manufacturing, these being important items in their trade'. As well as boot and harness making Gardiners Bros also supplied tools for these crafts and a grindery for sharpening implements. By the mid-1890s, the firm's prosperity appears to have grown considerably, the 1895 account states that 'Messrs Gardiner Brothers have a widespread and influential connection and send their goods to all parts of the country'.

The OS 1st edition map of 1884 shows that substantial alterations had been made to the warehouse/leather processing works, the larger oblong building oriented NE-SW appears to have been rebuilt and extended NE towards the street frontage while the small building attached to its NW side, oriented NW-SE, appears to have been demolished and replaced by a long rectangular range oriented NE-SW and parallel to the main block, abutting the southern end of the row of cottages immediately to the NW. It is likely that the oldest buildings on the site date from this rebuilding which had occurred prior to 1884. The expansion of the buildings on the site presumably reflects the rapid growth of the company and their manufacture of a wider range of leather goods.

2/ Nos. 3-11 Alvin Street (odd nos.)

Immediately NW of the warehouse building, a row of four cottages is shown on Causton's map of 1843; these are marked as Nos. 80-83 (consecutively) on the 1854 Board of Health Map. At some time between 1871 and 1881, these four houses were renumbered as Nos. 3-9 (odd nos.) Alvin Street. Examination of census returns for the four properties shows that they remained as working-class housing throughout the 19th and indeed well into the 20th century (*Table 2*). The 1841 census shows that Nos. 3 and 5 were occupied by two curriers, who presumably were working at the adjacent warehouse/leather processing works. Later census returns show that the four houses were occupied by a mixture of labourers, railway workers and various craftsmen (including bricklayers, builders, carpenters, painters, plasterers and shoemakers). In 1881, No. 3 was occupied by a nail manufacturer who may have been employed at the adjacent leather/boot making works. The OS 1st edition map of 1884 shows that the cottages appear to have changed little since 1854 although they were increasingly encroached upon by the warehouse/leather works immediately to the SE.

House	1841	1851	1861	1871	1881	1891	1901
1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3 (83)	Henry Hyman (Currier)	Emma Hyman (Laundress)	George Franklin (Tailor)	William Crouch (Pattern Maker)	Sarah Delby (Nail Manufacturer)	Henry Gardiner (Plasterer)	Charles Humphries (Builder)
5 (82)	James Davis (Currier)	William Short & Lodgers (Bricklayer)	Eliza Hyman (Laundress)	Eliza Hyman (Laundress)	Robert Delby (Railway Porter)	Charles Goscomb (Labourer)	Charles Goscomb (Corp. Roads Labourer)
7 (81)	Robert Sutton (Brick Layer)	Thomas Thomas (Shoemaker)	John Thomas (Cordwainer)	James Field (Carpenter & Joiner)	William Carpenter (Plasterer)	William Carpenter (Plasterer)	Jane Reed (Laundress)
9 (80)	Charles Jones (Shoemaker)	Daniel Hopton & Lodgers (Painter)	Daniel Hopton (Painter)	Daniel Hopton (Painter)	Daniel Hopton (N/A)	Daniel Hopton (Painter)	Matthew Winfield (Corp. Roads Labourer)
11 (79)	William Lea (Grocer)	William Lea (Grocer)	William Lea (Grocer)	William Palmer (Grocer)	William Palmer (Grocer)	Charles Ashley (Grocer)	Henry H. Luker (Grocer)

Table 2: Gazetteer of occupants of properties within the boundaries of the site, as recorded in various census records

Immediately NW of this row of four cottages, Causton's map shows a separate house with a garden plot to the rear which may be identified with present day No. 11 Alvin Street, which still remains intact although heavily altered in recent years. No. 11 is marked as No. 79 Alvin Street on the 1854 Board of Health plan; an additional range appears to have been added to the rear of the house and it also appears to have been extended slightly to the SE at some time between 1843 and 1854. Local census returns and trade directories indicate that the property was occupied by a grocers shop from c.1841 through to the mid-late 20th century; the earliest recorded inhabitant is one William Lea (in occupancy from 1841-1861). Comparison between the 1854 map and the OS 1st edition map shows that another building had been constructed at the far end of the garden plot to the rear of No. 11, this may have served as a storeroom or warehouse associated with the grocer's shop (*Fig. 11*).



*Fig. 11: Extract from the OS 1st edition 1:500 map (1884)
(Reproduced by courtesy of Gloucestershire Archives)*

5.2.3 c.1900 to 1945

Comparison between the 1884 OS map and the OS 2nd edition map of 1902 indicates that the extent of the Gardiners Bros premises had not increased since 1884, although the SW corner of the main block appears to have been subdivided to form a separate compartment (*Fig. 12*). The garden plots to the SW of the premises appear to have remained intact. The row of four cottages immediately NW of the Gardiners' premises appears to have remained essentially unchanged since 1884; however some additions had been made to No. 11 Alvin Street, with the construction of a narrow rectangular building oriented NE-SW to the rear of the property, linking the grocers shop with the building at the SW end of the plot.

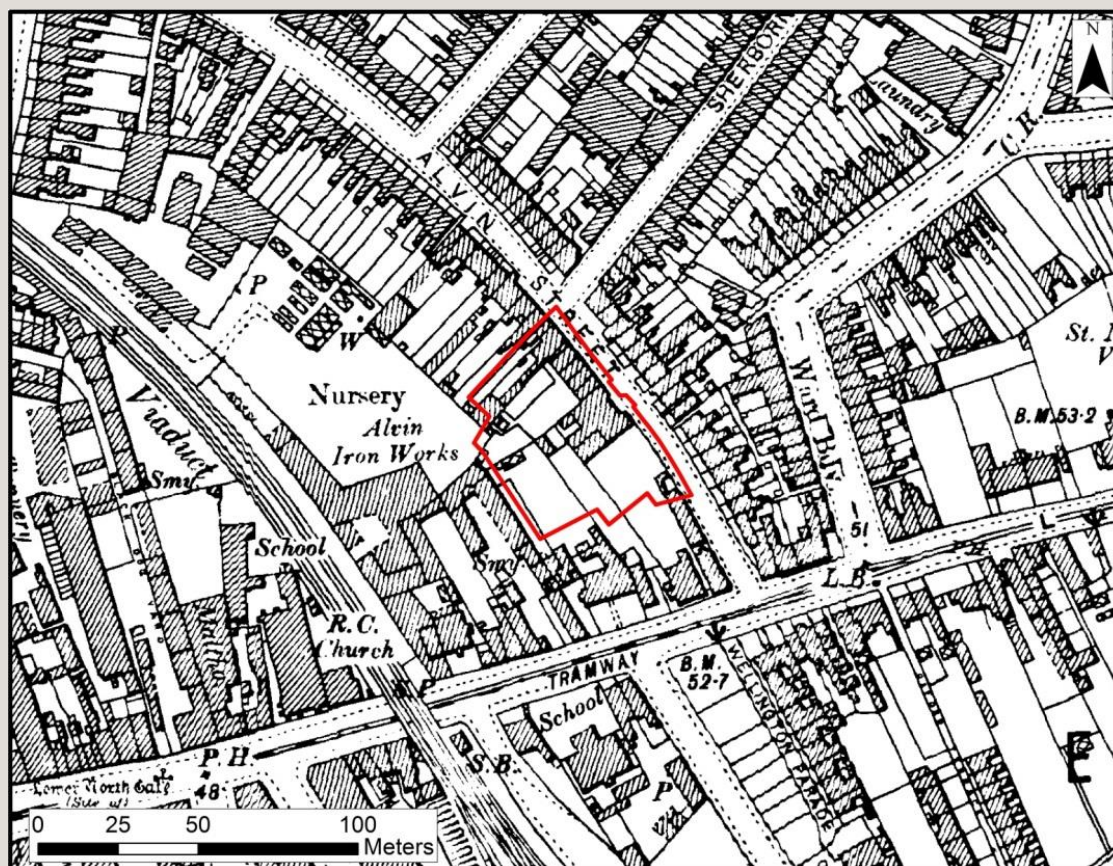


Fig. 12: Extract from the OS 2nd edition 25 inch map (1902)
(Reproduced by courtesy of Gloucestershire Archives).

Comparison between the OS map of 1902 and the OS 3rd edition map of 1923 again shows that the layout of the Gardiners' premises and the adjacent houses to the NW had changed little during the intervening 21 years (Fig. 13). This is confirmed by an oblique aerial photograph of the London Road/Alvin Street area taken in 1920 which still shows the extensive gardens lying to the S of the Gardiners Bros. leather works. However at some point between 1923 and 1936 it appears that a new building had been constructed immediately SE of the leather works, encroaching upon the rear end of the garden plot formerly belonging to Nos. 23 London Road (Fig. 14). The entire property at No. 23 London Road had been acquired by Gardiners Bros at some point before 1927, as they were letting it out to prospective tenants as evidenced by several newspaper advertisements in the Gloucester Citizen in 1927 and 1928.



Fig. 13 Extract from the Ordnance Survey 3rd edition 25 inch map (1923)
(Reproduced by courtesy of Gloucestershire Archives).

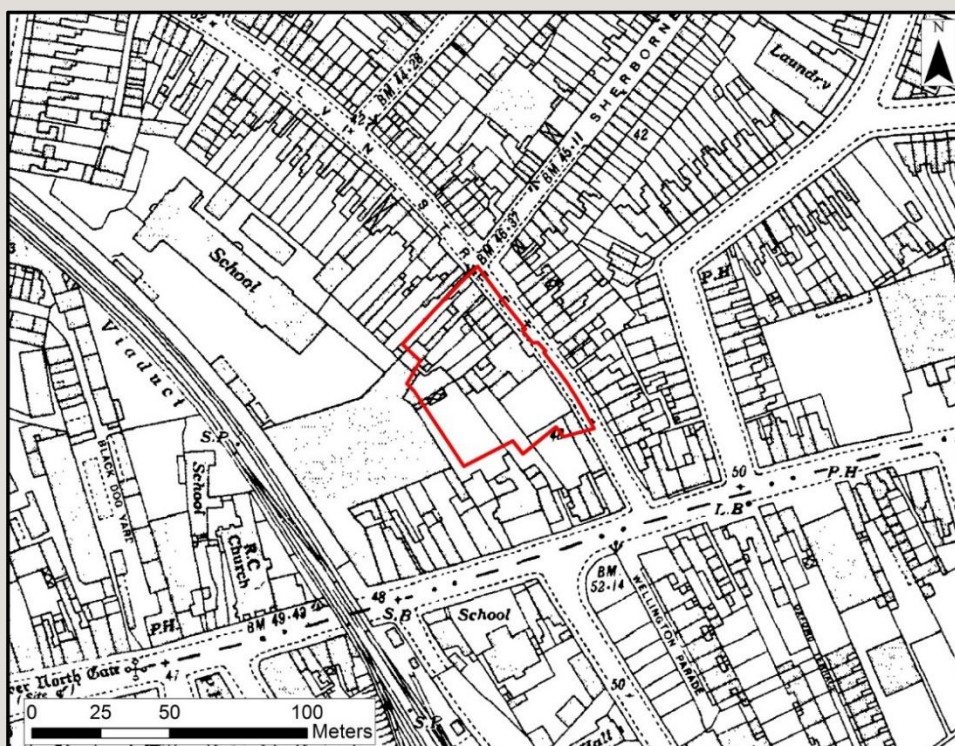


Fig. 14: Extract from the Ordnance Survey provisional edition 25 inch map (1936)
Reproduced by courtesy of Gloucestershire Archives).

5.2.4 c.1945 to present

Examination of post-WWII historic maps and aerial photographs of the study area reveal that the Gardiner Bros premises were extended to the SW shortly after the Second World War. An Ordnance Survey map dated 1955 (Fig. 15) shows that a large trapezoidal shaped building marked as an instrument works had been constructed immediately SW of the leather works. It is also worth noting that the large oblong building to the rear of No. 11 Alvin Street had been demolished by no later than 1955.

Later OS maps dated 1970 and 1972 show that there had been little significant change to the layout of the site since 1955. The row of houses immediately NW of Gardiners Bros premises (Nos. 3-9 odd nos. Alvin Street) are still shown as intact in 1972; however photographs of Alvin Street shows that these properties were derelict by the mid-1980s and were presumably demolished at around this time. No. 11 Alvin Street remained intact and appears to have remained as a grocers shop until after the Second World War; by the mid-1970s it was occupied by a tobacconist's shop and off licence.

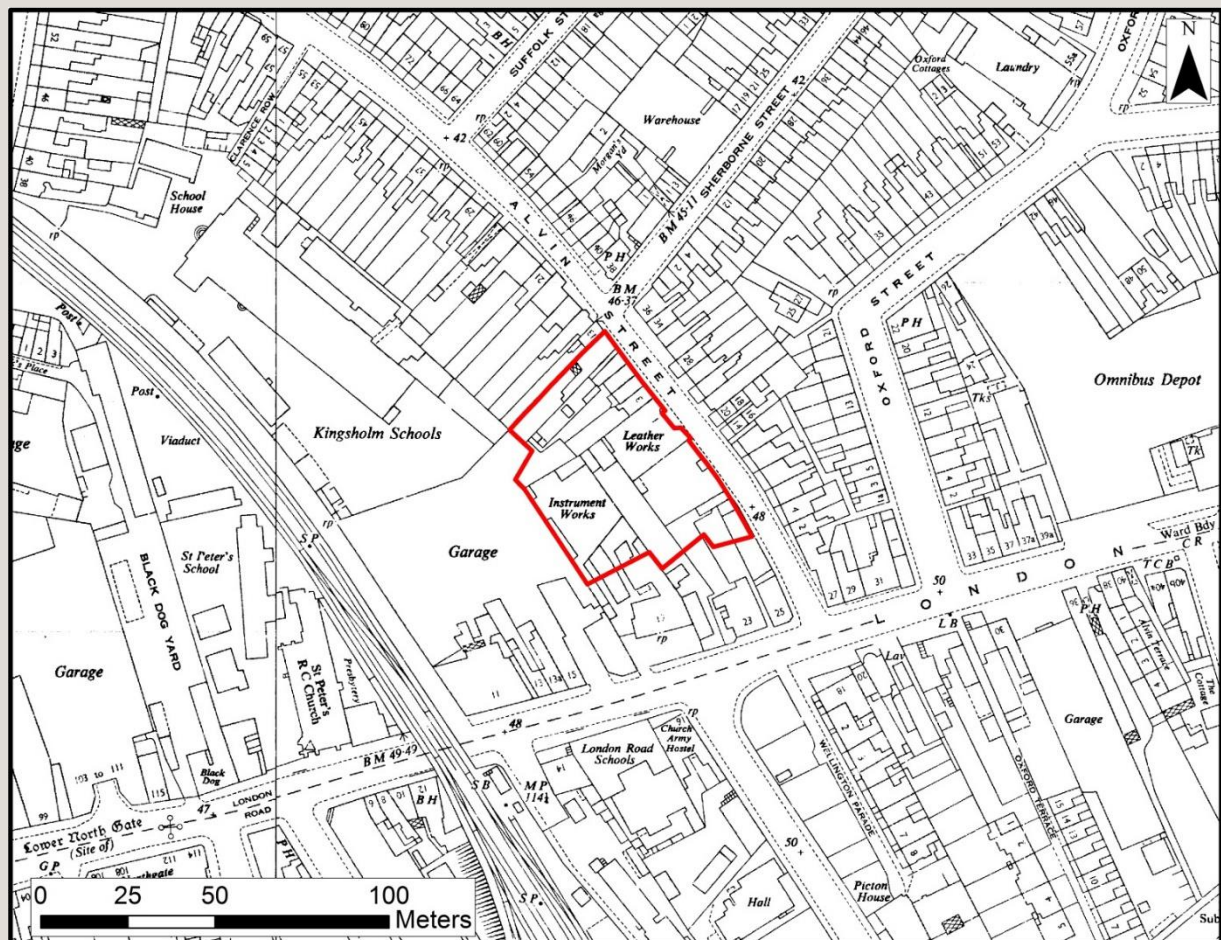


Fig. 15: Extract from the Ordnance Survey 1955 1:1250 National Survey
(Reproduced by courtesy of Gloucestershire Archives).

6. Site Visit

A site visit was undertaken on 22nd December 2014 to determine the potential for surviving archaeological remains on the site. The site comprises the former Gardiners Bros premises at Alvin Street (currently used for goods storage) and No. 11 Alvin Street, a three storey brick terraced property located at the N end of the site, separated from the main premises by a car park (*Plate 2*). Part of the car park occupies the site of a terrace of four houses (Nos. 3-9 odd nos. Alvin Street) which were derelict by the early 1980s and subsequently demolished. It was not possible to gain access to the interior of the Gardiners Bros premises or No. 11 Alvin Street; a general photographic record was made of the exterior of the buildings from key vantage points.



Plate 1: View looking SW showing the street frontage of Gardiners Bros premises with the tall central block (probably of late 19th century date) with loading bays at ground floor, first floor and second floor levels

One of the oldest surviving parts of the Gardiners Bros premises is the tall central gabled block fronting onto Alvin Street, three and a half storeys in height with loading bays at ground floor, first floor and second floor levels (*Plate 1*). This building appears to date from the late 19th century. The two storey ranges flanking this central block appear to be of mid-20th century date (*Plate 3*). Towards the rear of the premises, visible from the car parking area to the N of the main warehouse building is a single storey gabled building with a chimney stack at the apex of the gable which appears to be of late 19th century date (*Plate 4*). On the S side of the Gardiners Bros premises is a substantial warehouse extension (in buff coloured brick) which was constructed in the late 1980s. Located at the N end of the site is No. 11 Alvin Street, a three storey terraced brick building of mid-19th century date which was occupied from c.1840 to 1970 by a grocers shop. No visible remains were noted relating to the four houses which formerly stood in the car park between Gardiners Bros and No. 11 Alvin Street.



Plate 2: View looking WNW showing No. 11 Alvin Street, a former grocers shop



Plate 3: View looking NW along Alvin Street showing the extensive modern additions to the Gardiners Bros premises, with the older central block visible in centre right of picture



Plate 4: View looking WSW showing the car park and an older gabled single storey brick building attached to the main block of the Gardiners premises (visible to left of picture)

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