



Malago Road, Bedminster Bristol

Heritage Assessment

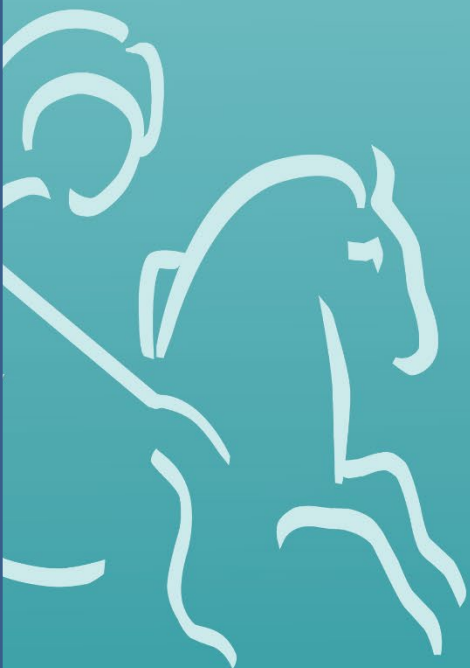


Report prepared for:
Malago Road Bristol Limited

CA Project: CR1153

CA Report: CR1153_1

December 2022




Malago Road, Bedminster Bristol

Heritage Assessment

CA Project: CR1153
Revised from CA Project 6735

CA Report: CR1153_1

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SUMMARY

Project Name: Malago Road

Location: Bedminster, Bristol

NGR: 358582, 171332

In June 2022, Cotswold Archaeology was commissioned by Malago Road Bristol Limited to prepare a Heritage Assessment in respect of land south of Malago Road, Bedminster, Bristol.

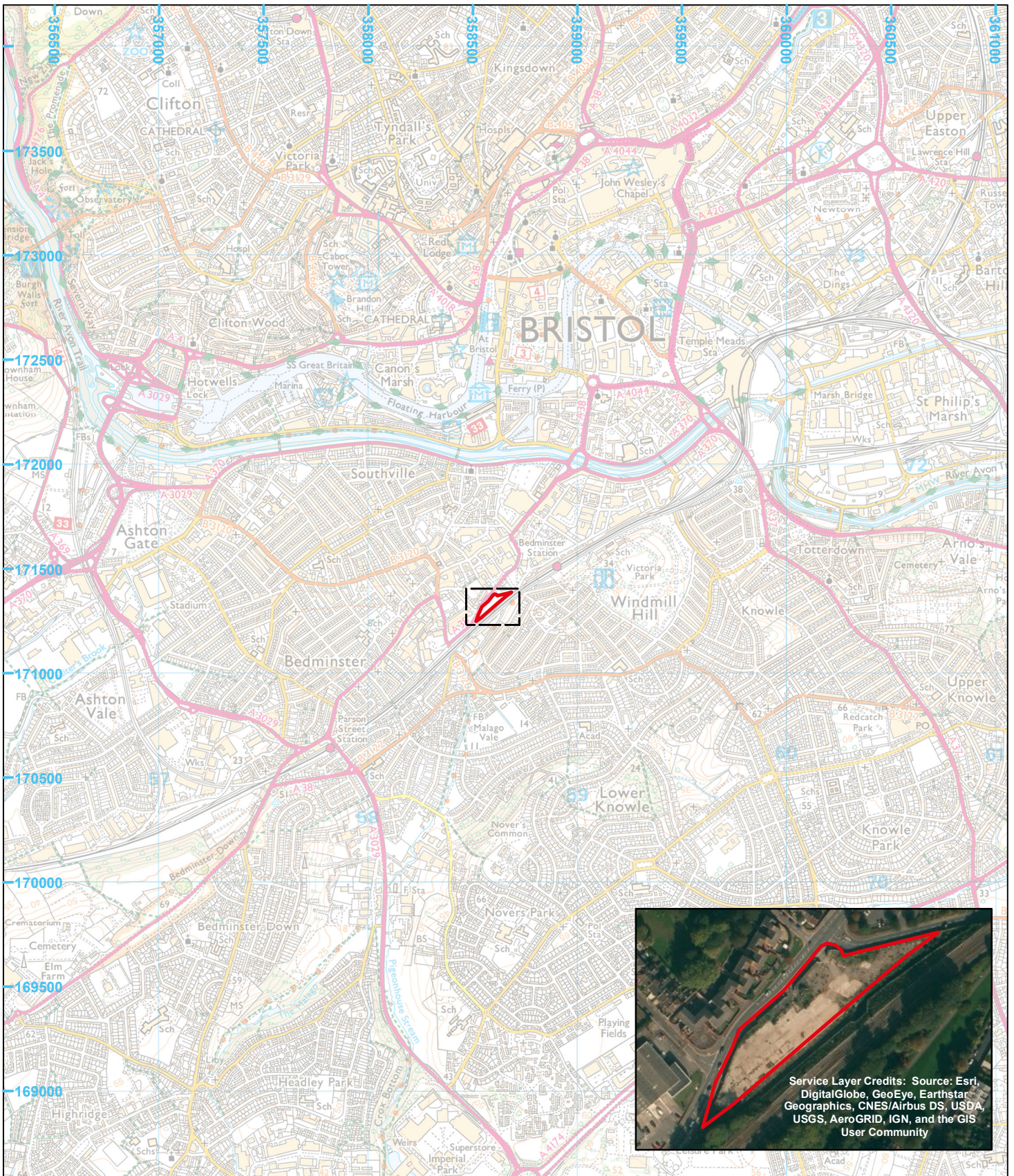
This Heritage Assessment has established that there are likely to be buried structural remains of 19th and 20th century residential and industrial buildings within the Site. Such remains would not be anticipated to be of such a level of significance that they would preclude development within the Site, in principle. However, it is likely further archaeological mitigation will be required to offset any harm to surviving remains. The scope of any further works can be agreed with the archaeological advisor to the LPA through a WSI.

A settings assessment has been undertaken in relation to nearby designated heritage assets. In relation to the nearby Bedminster Conservation Area, previous assessments (Cotswold Archaeology January 2019 and November 2019) concluded that the current condition of the Site negatively impacted upon its character, and the proposal was therefore seen as positive change. The Appeal of April 2021 (APP/Z0116/W/19/3242232 and APP/Z0116/W/20/3249159) found harm to the character and appearance of the area in general, including the Conservation Area.

The current proposed development is for three tower blocks within the Site ranging from five to ten storeys in height. It is considered that in light of the recently consented tall structures along Dalby Avenue (including two over 10 storeys), the proposed development will be in keeping with the current baseline. We acknowledge that the Inspector concluded that the prior proposal on the Site would result in less than substantial harm to the significance of the Conservation Area, but that the public benefits of the scheme would be sufficient to outweigh the heritage harm identified. However, it is considered that, as a result of the changes to the development proposals (particularly a reduction in scale and massing) and the changes to the baseline condition, the proposed development would give rise to no harm to the significance of the Conservation Area.

Accordingly, the proposals are consistent with the provisions of the National Planning Policy Framework (2021), Policy BCS22 of the Core Strategy (2011), Policy DM31 of the Site

Allocations and Development Management Policies Document (2014) and Sections 66(i) of the Planning (Listed Buildings and Conservation Areas) Act (1990).



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PROJECT TITLE

Malago Road, Bedminster

FIGURE TITLE

Site Location Plan

DRAWN BY	EH	PROJECT NO	CR1153	FIGURE NO.
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APPROVED BY	ZA	SCALE	A4 1:25,000	1



1. INTRODUCTION

- 1.1. In June 2022, Cotswold Archaeology (CA) was commissioned by Malago Road Bristol Limited to prepare a Heritage Assessment in respect of land south of Malago Road, Bedminster, Bristol (hereafter referred to as ‘the Site’).
- 1.2. The Site was subject to two previous planning applications in 2019 (Planning ref: 19/00267/F and 19/05740/F) which proposed redevelopment of the Site to provide student accommodation across four development blocks. Heritage Assessments (Cotswold Archaeology January 2019a and November 2019b respectively) were submitted as part of the applications. With respect to archaeology, a consultee response was received from the archaeology team which advised Bristol City Council (BCC) which agreed with the conclusions in the submitted Heritage Assessment and stated that a Written Scheme of Investigation (WSI) should be submitted for a programme of archaeological works to commence prior to construction. With respect to above ground heritage assets, BCC raised no objection to the proposals; however, BCC did raise concern that the proposals would adversely impact the character and appearance of the area. The applicant appealed the refusal of the planning applications 19/00267/F and the non-determination of planning application 19/05740/F. In determining both appeals (Refs: APP/Z0116/W/19/3242232 and APP/Z0116/W/20/3249159), the Inspector concluded that there would be harm to the character and appearance of the area in general, which included the Conservation Area:

‘The Council and appellant have raised no specific heritage asset harm to the BCA. The appellant’s Heritage Assessments have concluded no harm on significance. Nevertheless, there would be harm to the character and appearance of the area in general, which the Conservation Area would be part of. The low-lying, largely undeveloped nature of the site would contribute to its significance under the Framework. There are historic and architectural qualities to the Conservation area, notably its low-lying residential character and appearance, that contribute positively to it. There would be less than substantial harm, at the lower end of the impact spectrum, in terms of the Framework, because each development would not be immediately adjacent to BCA.

Considerable weight is attached to such harm but there would be notable public benefits arising from each proposal, including the provision of students’ accommodation and affordable housing (in appeal A), and strategic highway and

local transport improvements which would be sufficient to outweigh the heritage harm identified above... (Appeal Decision APP/Z0116/W/19/3242232 and APP/Z0116/W/20/3249159, April 2021, paragraphs 46 and 47).

1.3. A new application is currently being prepared for the Site with an amended development design. This report comprises an updated Heritage Assessment which is to be submitted as part of the new application and includes the following elements:

- An updated HER search and site visit to identify any changes to the baseline since the 2019 report,
- An update to the settings assessment to account for changes in the baseline,
- An update to reflect changes in legislation and guidance since the 2019 report, and
- An updated impact assessment for the amended development design.

Proposed Development

1.4. The proposed development will comprise the construction of three tower blocks within the Site for student accommodation. The blocks will include studio and cluster flats with amenities and storage on the ground floors. These blocks will be divided by areas of courtyards which are sheltered by planting and slightly set back from the road. The blocks are numbered A, B and C, from south-east to north-west. Block A will comprise studio apartments and Blocks B and C will comprise cluster bed apartments.

1.5. Block A will comprise of a 5-storey element with a roof garden, and an 8-storey element. Block B will comprise of a 7-storey element with a rooftop garden and a 9-storey element. Block C will comprise a 7-storey element with a green roof for maintenance only and a 10-storey element.

Objectives and professional standards

1.6. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.7. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).

1.8. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

1.9. The Site is located within Bristol City. The Local Plan is formed of the Core Strategy (2011) and the Sites Allocations and Development Management Policies Local Plan (2014). Relevant policies include Policy BCS22 and Policy DM31.

1.10. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.

Statute	Description
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2021)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Historic England Advice Note 12 (HEAN12) Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)	This advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. The advice note explores the assessment of significance and describes the relationship with between archaeological desk-based assessments and field evaluations, as well as Design and Access Statements.
Bristol Core Strategy (2011) Site Allocations and development Management Policies Local Plan (2014)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by the 2019 Heritage Assessment (CA 2019) which is used as a baseline record. An updated HER search was conducted in August 2022 which identifies any assets recorded since the original assessment.
- 2.2. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2021) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Bristol Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Bristol Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Bristol Local Studies Library	Additional publications, grey literature and other materials specific to the locality.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.3. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-

standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.

2.4. On this basis a 500m study area measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

2.5. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

2.6. Aerial photographs held at Historic England were examined in 2018 as part of the previous assessment on the Site. The photographs ranged in date from 1942 to 1990. The aerial photographs show that the Site was subject to development during the latter part of the 20th century, largely associated with industrial and residential activity. Features and buildings noted, which are discussed in further detail below, appear to relate to such activity and correlate with historic mapping available for the Site.

Assessment of heritage significance

2.7. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in

Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.8. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e., resulting from the direct truncation of archaeological remains, and non-physical effects, i.e., resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.9. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2021). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.10. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.11. In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2021), which states that:

*'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** [our emphasis].'*

2.12. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 190 and 206.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 190 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF. Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to</i>

Level of effect	Description	Applicable statute & policy
		<i>proposals involving changes to the setting of Scheduled Monuments.</i>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 199 - 202 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.13. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.14. The statements of significance and impact assessments presented below are informed by data held by and requested remotely from the Bristol Historic Environment Record, historic (Ordnance Survey) maps downloaded from Promap, National Library of Scotland and The Genealogist websites, other archival material consulted in person at Bristol Archives, and relevant online resources.

2.15. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA 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 these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

-
- 2.16. A selection of archival material pertaining to the Site and study area was consulted in person at the Bristol Archives in 2018. There may be other relevant material held by the National Archives, other local repositories, and in private collections; which it was not possible to gain access to.
- 2.17. A walkover survey was conducted within the Site on Wednesday 20th July 2022, which was undertaken in dry and clear weather conditions. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located c.18m north of the railway line c.180m south-west of Bedminster railway station. It is bounded to the north-west by Malago Road, to the north-east by Hereford Street, and to the south by the Malago brook and the railway embankment (Photos 1 and 2).
- 3.2. The Malago brook runs down from the plateau in a north-easterly direction and Malago Road runs approximately along its course before The Malago drains into the River Avon. Sitting largely in the floodplain of The Malago, Bedminster is mostly flat but sits in a wider context of hills and escarpments.

Geology

- 3.3. The geology of the Site comprises mudstone and halite stone of the Mercia Mudstone group, a type of bedrock formed between 252.2 and 201.3 million years ago during the Triassic period. This is overlain by clay, silt and sand alluvium: a sedimentary superficial deposit formed between 11.8 thousand years ago during the Quaternary period (BGS 2022).



Photo 1: Photo taken from the north of the Site looking south-west



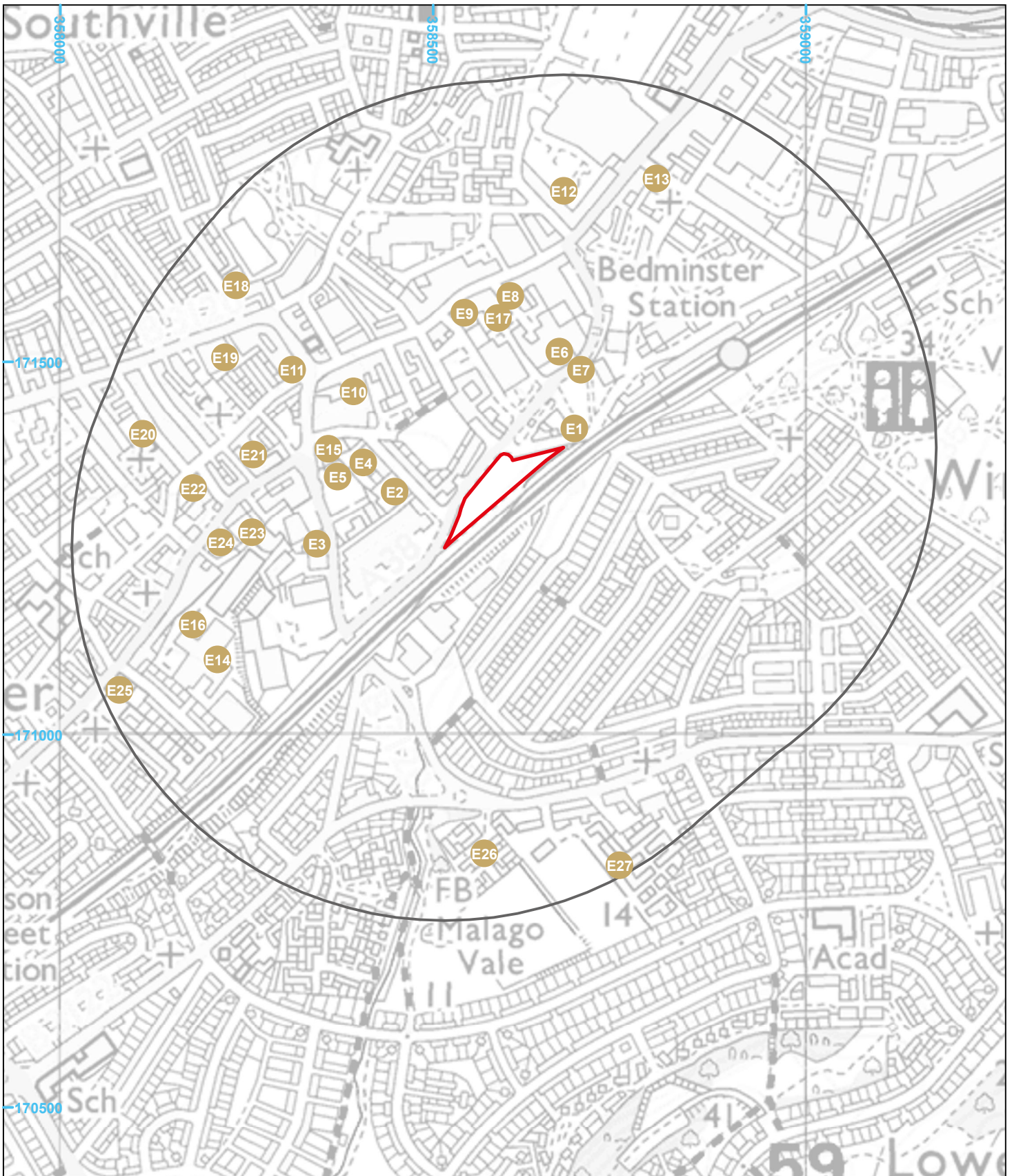
Photo 2: Photo from the south of the Site looking north-east

Previous Investigations

- 3.4. The BHER records two events within the Site, one is for an archaeological desk-based assessment produced by Cotswold Archaeology in 2005 (HER ref: 22137), and the other is a record of an Ordnance Survey map (HER ref: 20500). No intrusive investigation has occurred within the Site.
- 3.5. Within the study area, several programmes of archaeological work have taken place. Finds and features uncovered during these works are discussed in the chronological sections below, where relevant and have been mapped on Fig. 2 below. Details of these investigations can be found in Appendix 2.

Prehistoric

- 3.6. No remains relating to the prehistoric period are recorded within the Site.
- 3.7. Although the Avon Extensive Urban Areas Survey for Bedminster suggests that The Malago may have been used as a riverine transport route at this time (La TrobeBateman 1998) there is no recorded evidence of prehistoric activity within the Site. The evaluation at the Mail Marketing site in West Street in 2003 (Fig. 3, 1), approximately 400m to the west of the Site, uncovered a small pit or ditch containing a collection of sherds from a single vessel of Late Iron Age/Early Roman date. This feature was located immediately to the south of the West Street frontage and lay approximately 1m below the present ground level.



- Site
- Study Area
- E1 Previous Investigations



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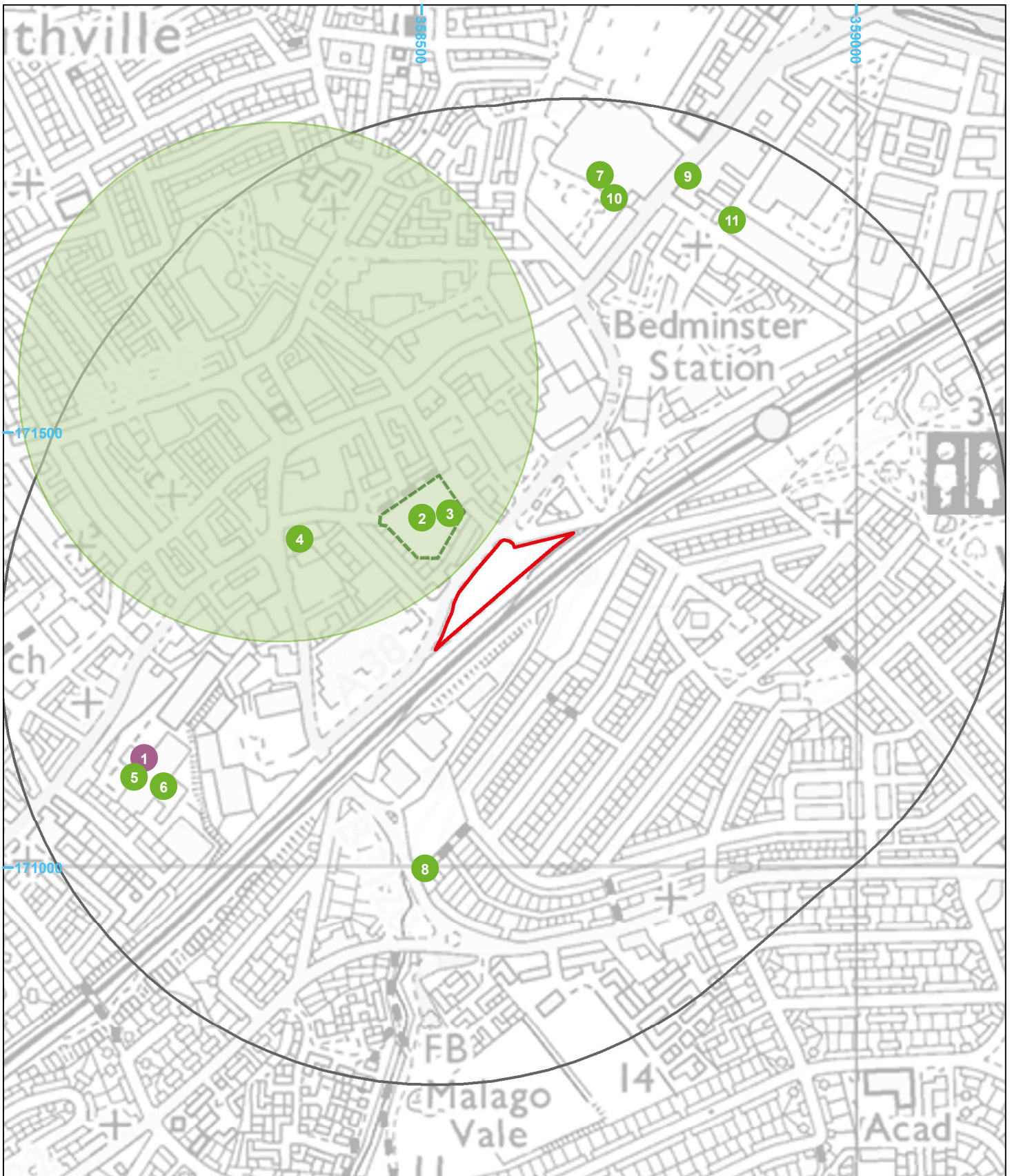
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PROJECT TITLE
 Malago Road, Bedminster

FIGURE TITLE
Previous Investigations within the study area



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- Site
- Study Area
- Church of St. John and Churchyard
- Projected area of settlement
- 1 Prehistoric features
- 1 Medieval features



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PROJECT TITLE

Malago Road, Bedminster

FIGURE TITLE

Prehistoric and medieval archaeological remains



-
- 3.8. No other finds or features referring to the prehistoric period are recorded within the study area.

Romano-British

- 3.9. No remains associated with the Romano-British period are recorded within the Site.
- 3.10. The evaluation at the Mail Marketing site also uncovered a substantial ditch with a terminus that yielded good quality domestic pottery of 3rd-4th century AD date (Fig. 3, **1**). This was interpreted as part of a settlement, possibly an enclosed rural farmstead (Young 2003). The location of a possible settlement adjacent to West Street adds weight to the theory that West Street follows the line of the Roman road from the Chew Valley to Almondsbury (King 2004).
- 3.11. No other finds or features from the Romano-British period are recorded within the study area.

Early medieval and medieval

- 3.12. Place-name evidence suggests that Bedminster was founded in the Late Saxon period. One of the historical names for Bedminster is Beiminstre, which has been interpreted as referring to the presence of a minster church. In addition, a priest was recorded for the settlement at Domesday (1066AD), which is often an indication of minster status. Prior to 1066 the manor was owned by King Edward; this is another pointer to minster status as many minsters were founded near royal villis (La Trobe-Bateman 1998). The location of this early church is not known, however the most likely location is the site of the old churchyard of St John the Baptist, c.100m to the north-west of the Site (Fig. 3, **2**; La Trobe- Bateman 1998).
- 3.13. The Avon Extensive Urban Areas Survey for Bedminster locates the Site immediately to the south of the 'conjectural early medieval [Anglo-Saxon] settlement area' (La Trobe-Bateman 1998). The settlement area is based on 'land to the north of the Malago Brook and within a radius of approximately 200m [from the Church of St John the Baptist]' (ibid; see Fig.3. The Avon Extensive Urban Areas Survey for Bedminster suggests that the focus of the medieval settlement of Bedminster lay further north than in the Anglo-Saxon period and that the Site lay outside the area of regular planned settlement plots (La Trobe-Bateman 1998; see Fig. 4). The only extant feature of medieval date in the vicinity of the Site is a re-assembled 15th-century cross located in the former churchyard of St. John the Baptist (Fig. 3, **3**). However,

previous archaeological investigations have recorded buried evidence of occupation within the conjectured area of medieval settlement.

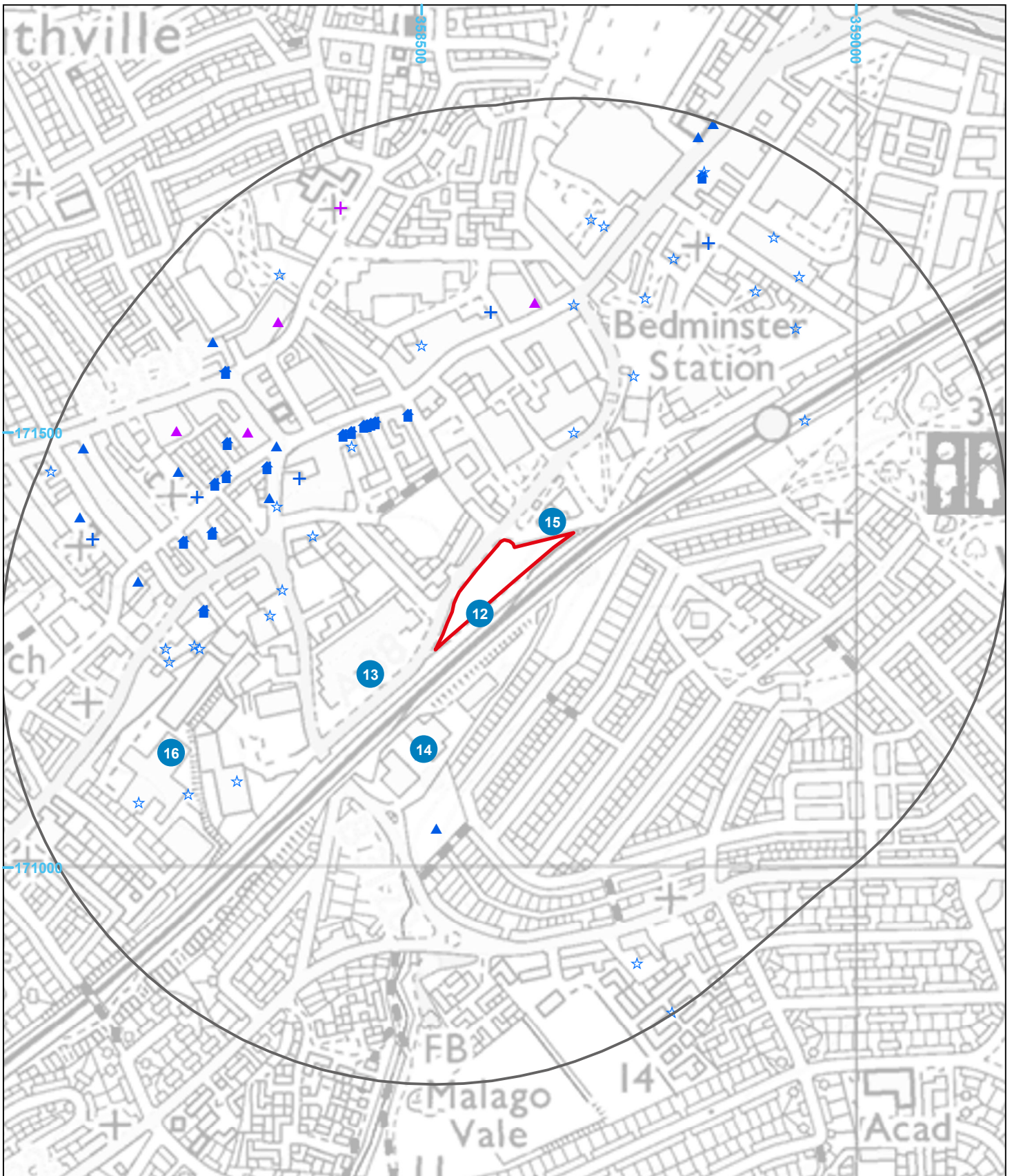
3.14. Two evaluation trenches excavated in 1988 at Sheene Road, c.200m to the west of the Site, revealed a probable beam slot and several pits that produced pottery dated to the late 11th century and early 12th century (Fig. 3, **4**). At the Mail Marketing site, stretches of stone wall foundations and isolated pits were encountered (Fig. 3, **5**), which it was suggested were indicative of modest urban settlement (Young 2003). The site on Sheene Road produced a uniform soil layer containing pottery of 11th-13th century date that was interpreted as former garden soil associated with medieval tenements along the south side of West Street (Fig. 3, **6**; Yorkston 1998).

3.15. A number of medieval buildings have been recorded though documentary sources, including:

- Hospital of St Katherine (Fig. 3, **7**)
- The Free Chapel of Knowle (Fig. 3, **8**)
- The location of Brightbow bridge (Fig. 3, **9**)
- The Guesthouse (Fig. 3, **10**), and
- A public house (Fig. 3, **11**).

Post-medieval and modern

3.16. During the post-medieval period, the area of Bedminster underwent significant development. Industrial activities expanded into this area during the 18th and 19th century, and as a result residential areas were developed, as well as communal sites such as schools, meetings halls, and sports halls. Figure 4 shows the post-medieval industrial, residential, communal, and religious sites within Bedminster as recorded by the HER. This includes the Malago Vale Engine Works (Fig. 4, **12**) within the Site, the development of which is discussed in further detail below. Recorded assets within close proximity to the Site include the Malago Vale Brick and Tile Works, Albert Road (Fig. 4, **13**) c.80m south-west of the Site, and the Malago Vale Die and Pigment Works (Fig. 4, **14**) c. 120m south of the Site.



- Site
- Study Area
- ☆ Post-medieval industrial sites
- ▲ Post-medieval communal sites
- + Post-medieval religious sites
- Post-medieval dwellings
- + Modern Religious sites
- ▲ Modern Communal sites

1 Post-medieval features



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PROJECT TITLE

Malago Road, Bedminster

FIGURE TITLE

Medieval and post-medieval settlement features

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CHECKED BY	ZA	DATE	12/08/2022	
APPROVED BY	ZA	SCALE	A4 1:6,000	4



- 3.17. The archaeological watching brief carried out at Providence Place (Fig. 4, **15**), c. 15m to the north-east of the Site, recorded evidence for the 19th-century terraced houses that once occupied the area (Broomhead 1995). The evaluation and watching brief undertaken in 1994 and 1996 respectively in Sheene Road (Fig. 4, **16**), c. 350m south-west of the Site uncovered a 19th century brick cellar wall with an associated floor and drain, as well as a pit with a bell-shaped profile (Crockett 1994 and WA 1996).

Development of the Site

- 3.18. Although a parsonage and chapel within the churchyard of St John the Baptist (Fig. 3, **2**) are mentioned in a survey of the chapels and chantries in Somerset dated to 1548–9 the earliest available detailed cartographic and documentary evidence for land use in and around the Site is found in a map of Bedminster parish of 1827 (Fig. 5) and the accompanying terrier of 1826. A plan of the manor of Bedminster in the late 18th century held at Bristol Archives was not available for production at the time of writing.

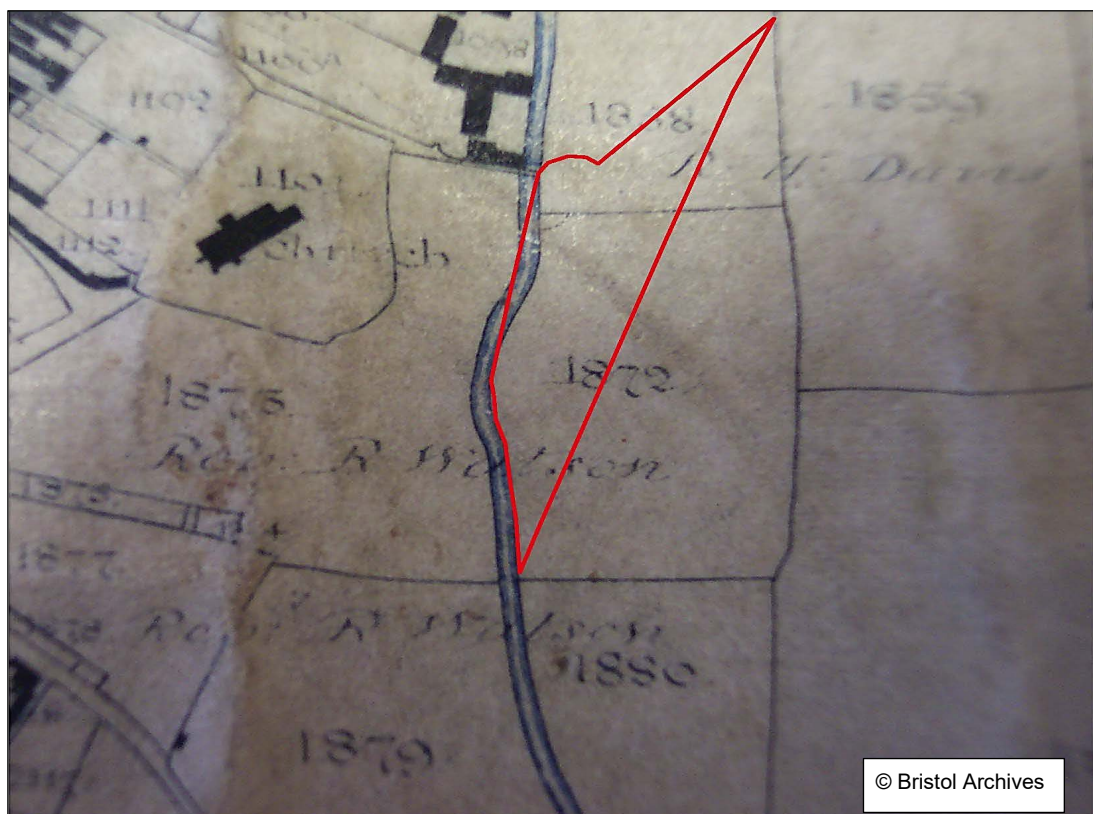


Fig. 5 Extract of 1827 Map of Bedminster Parish

- 3.19. The map of 1827 (Fig. 5) shows the Site as lying within two undeveloped plots, numbered 1858 and 1872, immediately to the south of The Malago and including part

of its course (which was later culverted to build Malago Road; see below). The terrier records both plots as ‘meadow’, plot 1858 is the property of R. H. Davis and plot 1872 is the property of the Reverend R. Watson.

3.20. The Tithe Map of 1840 (Fig. 6) shows the newly constructed Bristol and Exeter railway to Bridgewater, which extends along the outside of the southern boundary of the Site. It also shows that some development has occurred in the surrounding areas. The Site is shown to occupy two plots in their entirety and a portion of a third which includes a building. A summary of the information from the Tithe Apportionment is included below (Table 3.1).

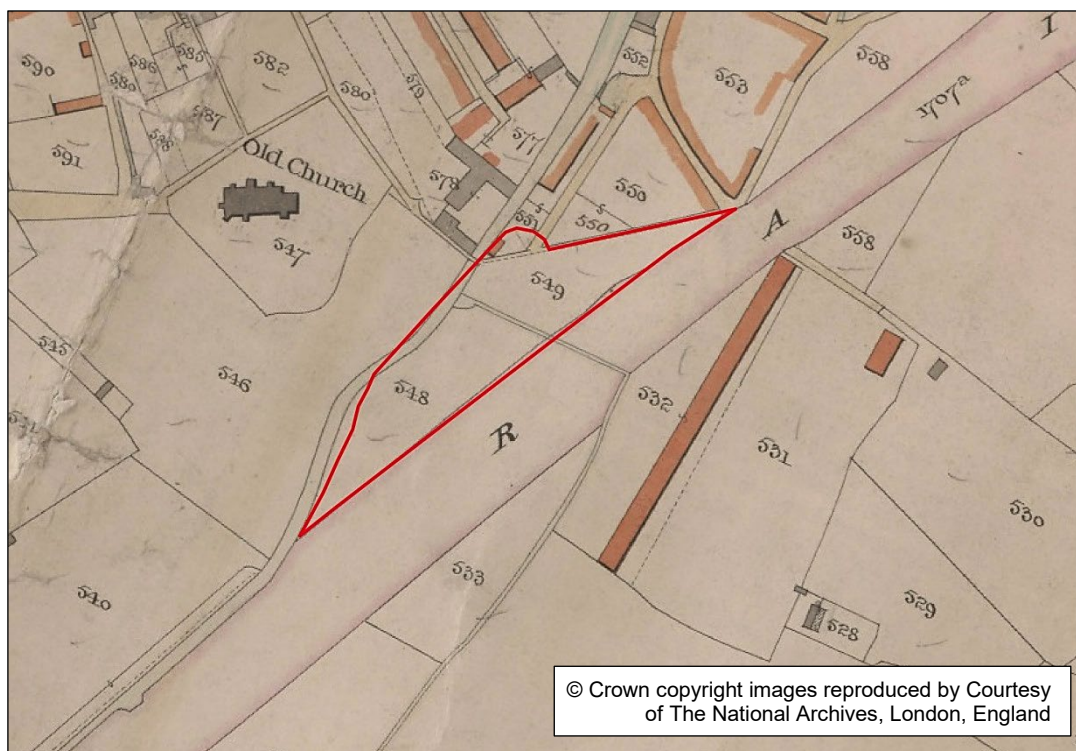


Fig. 6 Extract of 1840 Tithe Map of Bedminster Parish

Plot No	Ownership	Tenant	Description
548	Rev. Robert Watson	John Morgan	Part of a field - Pasture
549	Samuel Clark	Thomas Gough	Meadow - Pasture
551	Cottages, Gardens & Company	Cottages, Gardens & Company	Houses, gardens and Road

Table 3.1 Summary of the Tithe Apportionment

3.21. A report to the General Board of Health dated 1850 (Clarke 1850, 100–110) makes many references to the unsanitary conditions and poor roads in Bedminster, as well as the regular floods of the Malago, but does not make any direct references to the land within the Site.

- 3.22. The 1850 Ashmead Map of Bedminster (not reproduced due to copyright restrictions) depicts the boundary between the two plots as an open watercourse; with the Site still shown as undeveloped land, save for the building in the northern corner by Malago Road and a small structure within the northern boundary by Hereford Street.
- 3.23. The 1884 Ordnance Survey map (Fig. 7) documents the considerable development that occurred in the vicinity of the Site within the second half of the 19th century. The majority of the Site is occupied by the 'Malago Vale Works (Engine)' (Fig. 4, 12) owned by Henry Sampson & Sons (see below), whilst the north-eastern corner of the Site is occupied by terraced houses Hereford Street and of Monmouth Street, a new road branching off from Hereford Street.

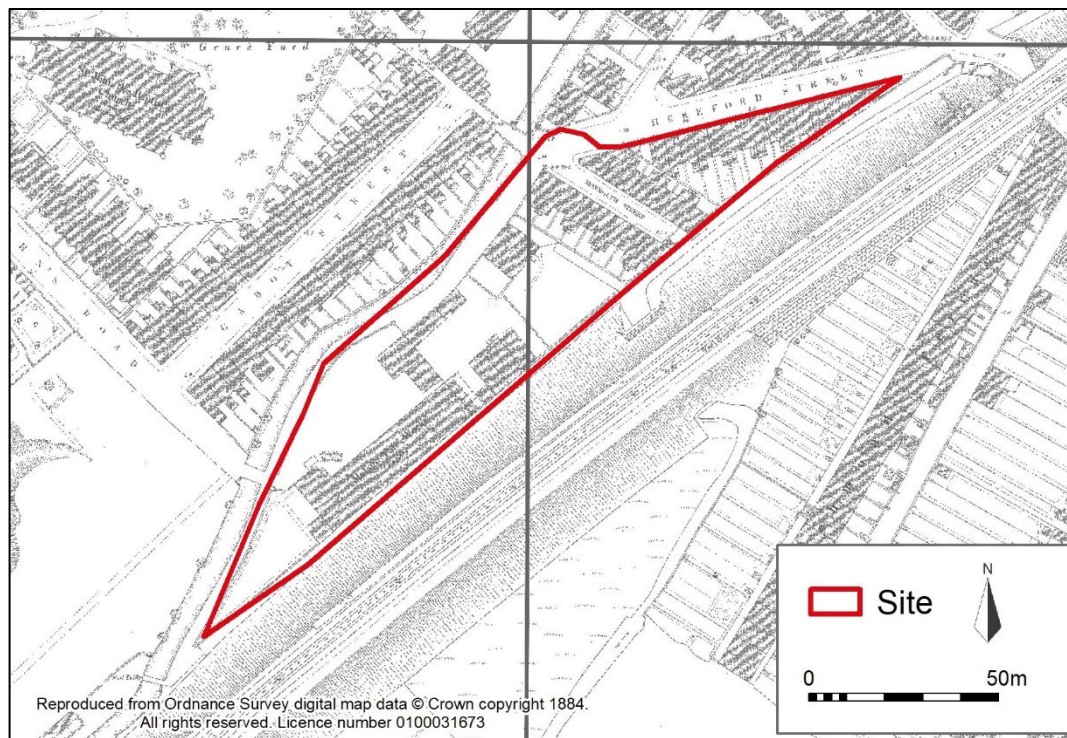


Fig. 7 Extract of 1884 1st Edition Ordnance map

- 3.24. The northern boundary of the Site is still formed by the Malago, whereas only a spur of the small watercourse that separated the two plots depicted on the early 19th century mapping is recorded. Interestingly the south-western boundaries of the Monmouth Street development respect the line of this watercourse. Its continuation must have been stopped-up, diverted or culverted. H Sampson & Sons are advertised in the Bristol Directory of 1888 (Fig. 8) as engineers and founders, manufacturers of steam engines, boilers, brickmaking, grinding, crushing, hoisting, and all kinds of

heavy machinery, as well as contractors for bridges, girders, roofs, columns and general constructional ironwork.



Fig. 8 Henry Sampson & Sons advertisement on the Bristol directory of 1888

- 3.25. The Avon Extensive Urban Areas Survey for Bedminster notes that most of the new development in Bedminster in the late 19th century took the form of small blocks of terraced housing whose plan form corresponded to the pre-existing field boundaries. It goes on to suggest that this was the result of piece-meal development (La TrobeBateman 1998). No documents or building plans referring either to the construction of the Engine Works or of Monmouth Street could be located at Bristol Archives, during the research undertaken for this assessment. To the west of the Site on the other side of The Malago is shown the 'Malago Vale Works (Brick and Tile)'.
- 3.26. By the time of the 1902-4 Ordnance Survey map (Fig. 9), the Malago Vale Iron Works had altered only slightly. Bristol Archives holds several Building Plans that relate to this process of change. These plans record such things as 'offices and amendments', 'workshop' and 'sheds', all for H Sampson & Sons (Bristol Archives, Refs. BP/10/112b; BP/18/17a; BP/51/14b and BP/51/69c). The plans do not include accurate location plans but do show that no basements were dug during these alterations. The largest change in the vicinity of the Site was the creation of Malago Road along the course of The Malago, which had been culverted. Malago Road is likely to have been constructed in 1887 as it is first recorded in Kelly's Directory of Bristol for 1888.

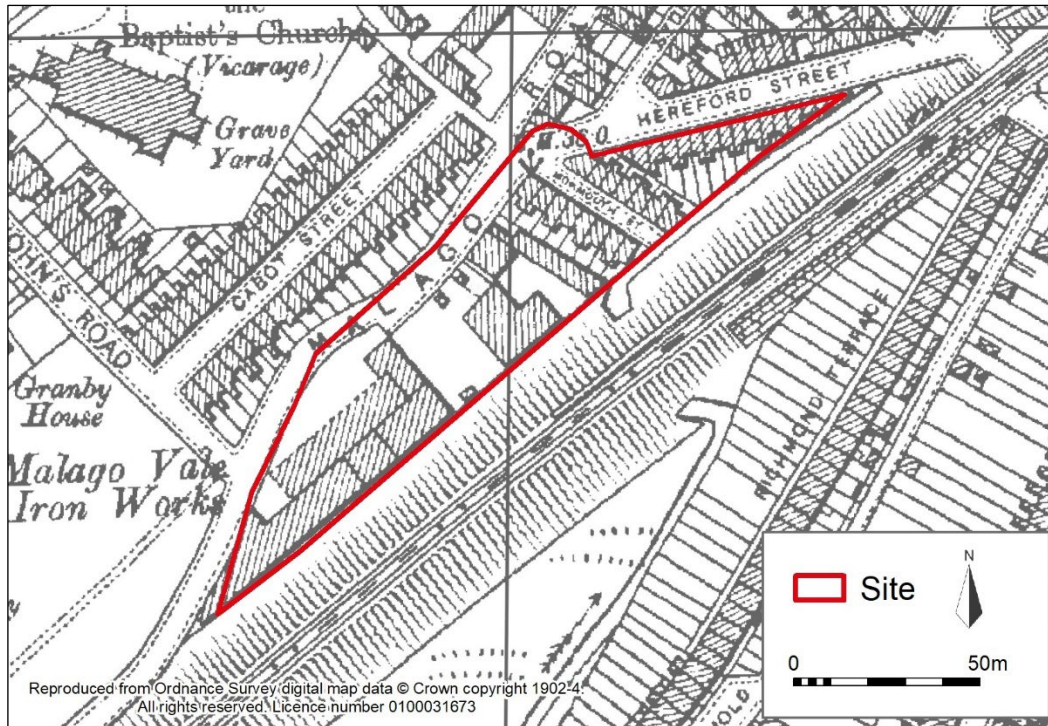


Fig. 9 Extract of 1902-4 Ordnance map

3.27. Postcards from the beginning of the 20th century (Fig. 10 and 11) give insights to the land use and occupation of the Site but also of the environs allowing to perceive landscape features no longer extant

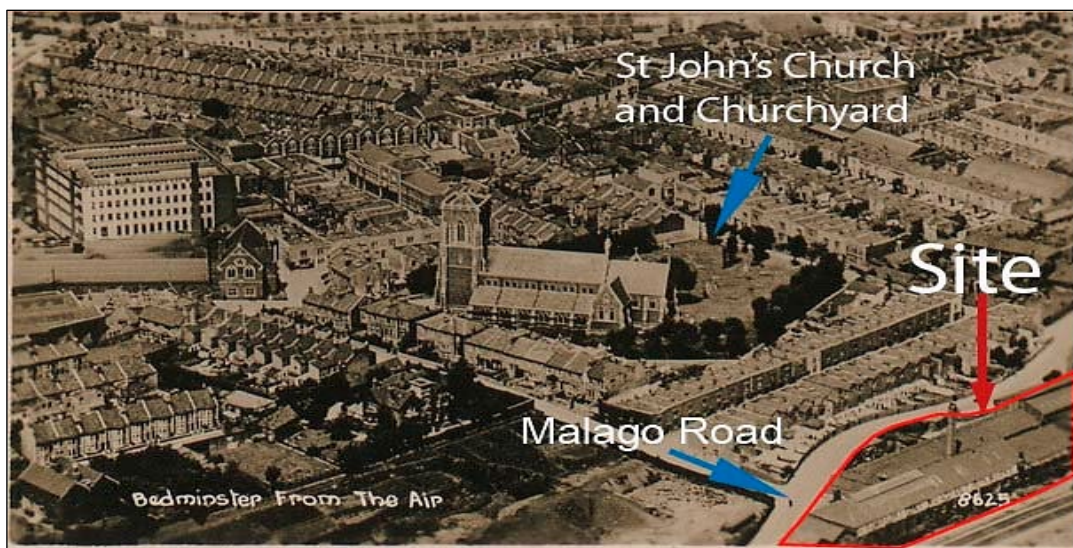


Fig. 10 Early 1920s postcard, showing the Site, facing north east (Image courtesy of the Bristol Archives)

3.28. The first postcard (Fig. 10) has an aerial view of Bedminster, facing north/ north -east, which includes part of the Site. Several industrial buildings are visible as well as a tall chimney. The postcard also shows St John's Church and its churchyard which was

destroyed by bombing during the Second World War and of which only the churchyard survives.

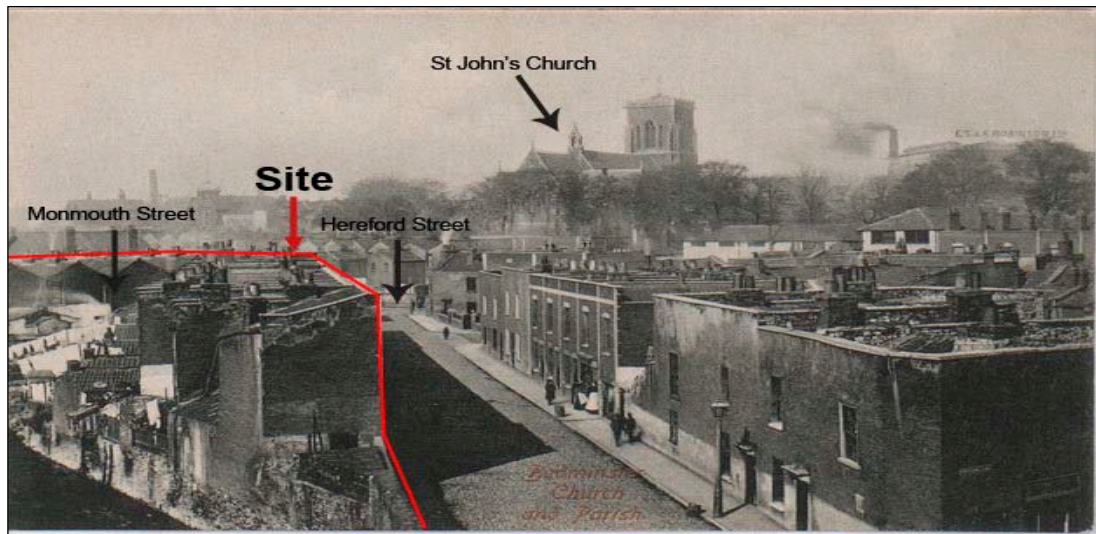


Fig. 11 Early 1920s postcard, showing the Site, facing north west (Image courtesy of the Bristol Archives)

- 3.29. The second postcard (Fig. 11) has a more oblique view of Bedminster, viewed from the east and facing north-west. It shows the residential area that once stood within the Site and the former Monmouth Street. It allows seeing that the residential buildings seem to be Victorian terraces for workers, most likely from the factory within the Site. It also depicts the St. Johns Church and churchyard to the north and several tall chimneys are visible in the background, an evident signal of the industrial character of the area.
- 3.30. The Ordnance Survey maps of 1918 (Fig. 12) and 1943 (not reproduced) show further modifications and additions to the Site. Kelly's Directory of Bristol for 1922 is the first to mention both H Sampson & Sons and Pring and St Hill, structural engineers, as occupying the Site side by side. Both companies are listed under 'Land at Malago Road' in the last available directory, from 1973. The 'Records of H. Sampson and Sons Limited, engineers and brass founders of Malago Vale Ironworks, Bedminster, Bristol' held by Bristol Archives (Ref. 38462) all relate to sales and invoicing and do not contain any information on the construction of the company buildings.

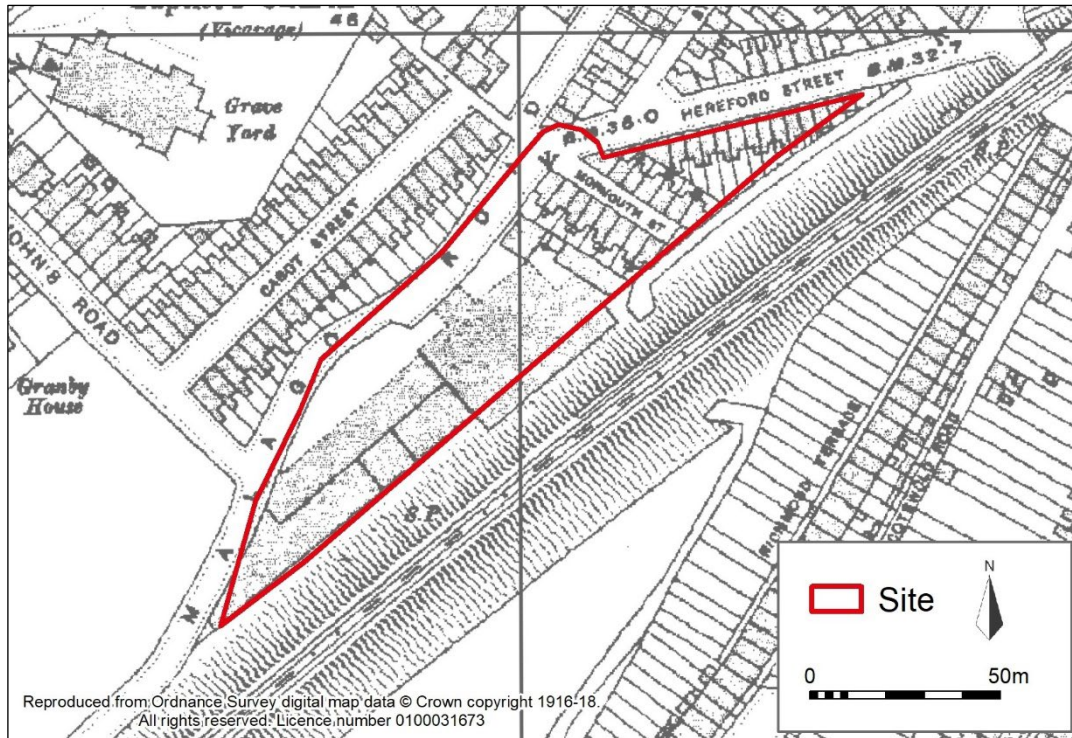


Fig. 12 Extract of 1916-18 Ordnance map

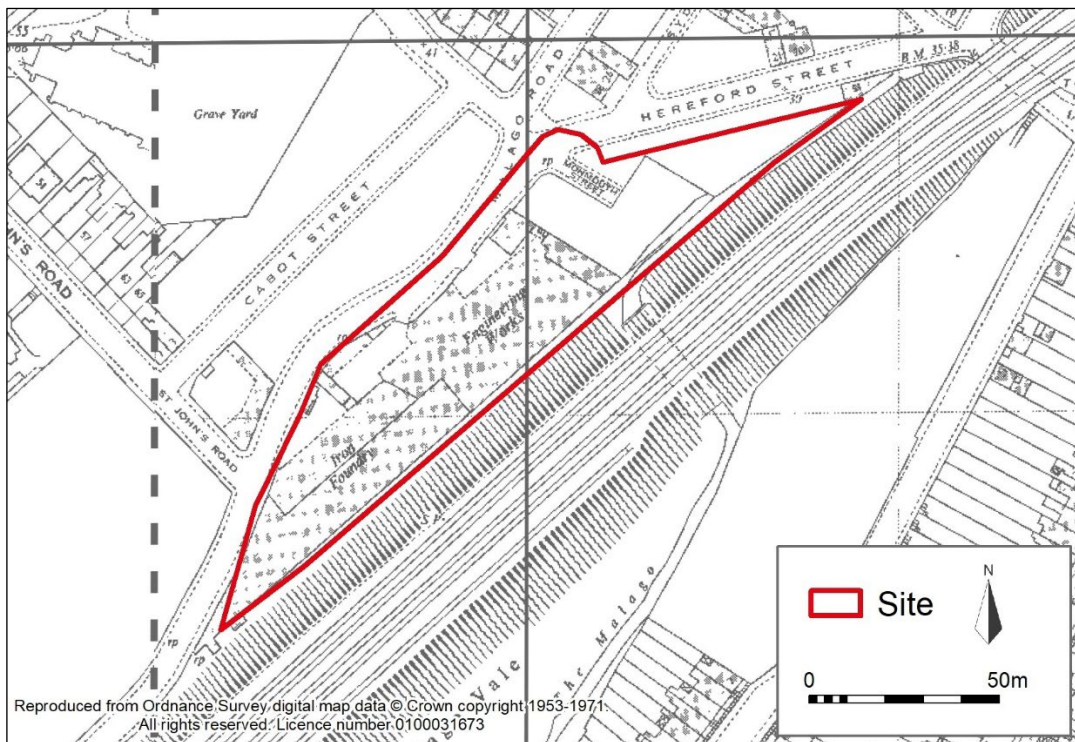


Fig. 13 Extract of 1953-71 Ordnance map

3.31. The 1953–71 Ordnance Survey maps (Fig. 13) shows the partial demolition of Monmouth Street which happened c.1949.

- 3.32. A plan, compiled in 1960, of the locations of bombs dropped on Bristol during the Second World War (Bristol Archives, Ref. BRO 33779 (8) b) does not show any bombs to have landed within or immediately adjacent to the Site.



Fig. 14 Site location on 2007 aerial imagery (courtesy of Google Earth)



Fig. 15 Site location on 2012 aerial imagery (courtesy of Google Earth)

- 3.33. The business Pring and St. Hill occupied the buildings within the Site until 2003 when the factory closed; the buildings were demolished in 2009. Between the closure and the demolition, the buildings were used by an assortment of commercial companies. In their last form the buildings were late 20th-century commercial structures of

concrete and sheet metal construction. These buildings had solid concrete floors and no basements or other below ground features were observed during a walkover survey conducted during a previous assessment of the Site (CA 2005).

- 3.34. At the time of the Site visit (July 2022), the Site is largely empty with concrete hard standing within the Site and rubble, overgrown vegetation and litter (Photos 3–4). A fence composed of boards surrounds the northern and western boundaries of the Site and a railway embankment to the east.

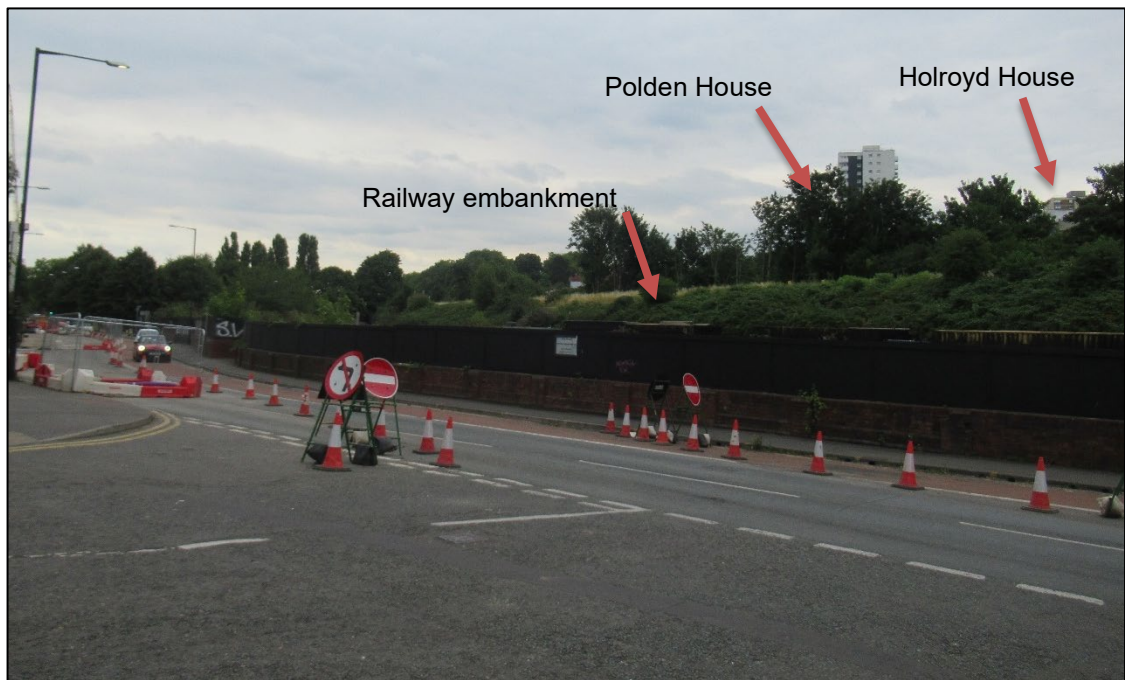


Photo 3 The Site from Malago Road, facing east



Photo 4 The Site from the Malago Road flats, facing south

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

- 4.1. There is no recorded archaeological evidence for activity on the Site prior to the 19th century. Until the late 19th century, the Site appears to have comprised undeveloped meadows beside The Malago brook. No buildings are recorded within the Site on any available historic maps prior to 1883. The Site was occupied during the very late 19th century and the first half of the 20th century by the Malago Vale Engineering Works and Iron Foundry, and the Pring and St Hill Foundry, as well as the terraced houses of Hereford Street (which abutted the northern boundary of the Site) and Monmouth Street (which branched off Hereford Street, extending into the Site). None of these historic buildings survive within the Site, which is currently occupied by cast-iron temporary structures, containers and litter.
- 4.2. Thus, the main impacts within the Site are constructed with the 19th and 20th century buildings within the Site. Construction works associated with these developments likely resulted in the truncation or removal of previous archaeological remains. A summary of the historically-developed areas within the Site, identified from the analysis of historic mapping, which are predicted to have somewhat impacted on the potential buried archaeological resource is presented in Fig. 16.

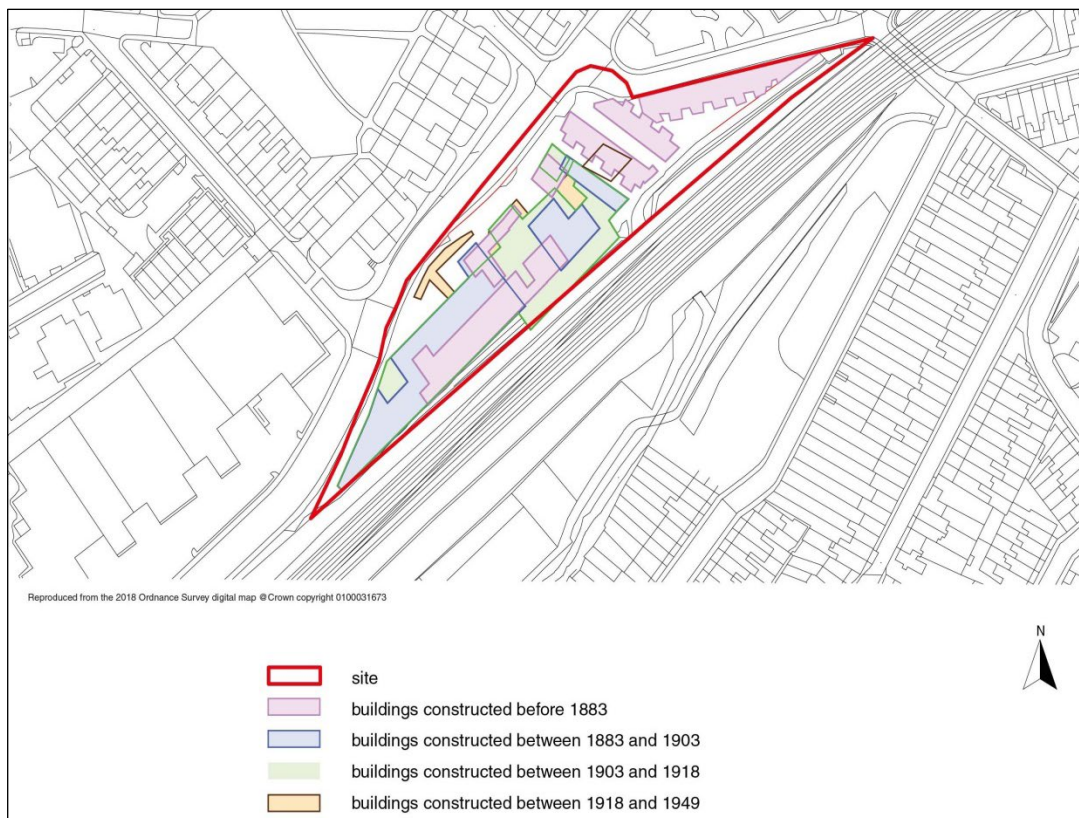


Fig. 16 Mapped footprints of former buildings within the Site

Survival and potential for archaeological deposits

- 4.3. Recent archaeological interventions within Bedminster have identified evidence of Late Iron Age/ Roman activity c. 400m to the west of the Site. Identified deposits are thought to represent a rural farmstead and be associated with a Roman road over 200m north of the Site, located between Chew Valley to Almondsbury (King 2004). There is no indication that this activity extended into the Site and therefore, it is unlikely that deposits of this period are preserved within the Site. A limited potential has been identified.
- 4.4. The location of a possible pre-Conquest minster 100m to the north-west of the Site indicates that the Site may lie near the focus of Anglo-Saxon activity in Bedminster, although the lack of excavated evidence in the area for remains of this period would suggest that the potential for Saxon remains within the Site is low.
- 4.5. The focus of medieval activity within Bedminster lay to the north of the Anglo-Saxon centre, further away from the Site. This indicates that it is unlikely for medieval deposits survive within the Site. The cartographic evidence demonstrates that post-medieval industrial and residential buildings did exist on the Site in the late 19th century and early to mid-20th century and buried remains of their foundations and maybe even cellars or basements could survive.
- 4.6. The paleoenvironmental potential of the alluvium on which the Site lies is currently unknown. There is no evidence to suggest the Site was developed prior to the late 19th century, from which point onwards the construction of the railway immediately to the south and Malago Road, immediately to the north of the Site, as well as the buildings within the Site, are likely to have heavily truncated any unrecorded archaeological remains of an earlier date.

Impact

- 4.7. No archaeological remains are recorded within the Site or in its immediate vicinity, but it is likely that there are buried structural remains of the 19th century industrial and residential buildings within the Site. Such remains would be of some evidential and historical value. Considering the location of the Site in relation to the recorded archaeological resource, and the likely disturbance caused by the construction of the late-19th century and 20th century railway, road and buildings, the potential for preservation of highly significant and intelligible archaeological remains is low. Nevertheless, given the nature of the development proposals and the potential impact

upon *in situ* remains if present, it is likely that additional, archaeological work will be required, in line with Policy BCS22 of the Bristol Core Strategy (2011) and paragraph 203 of the NPPF (2021).

- 4.8. The archaeology team for Bristol Council commented on the previous planning application in 2019 (Planning ref: 19/05740/F). They noted their agreement with the submitted Heritage Statement (CA 2019) and reiterated the need for a programme of archaeological works required prior to development. It is considered likely that similar comments will be received for this application and the scope of any pre-commencement works will need to be discussed and agreed with Bristol City Council Planning Archaeologist.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

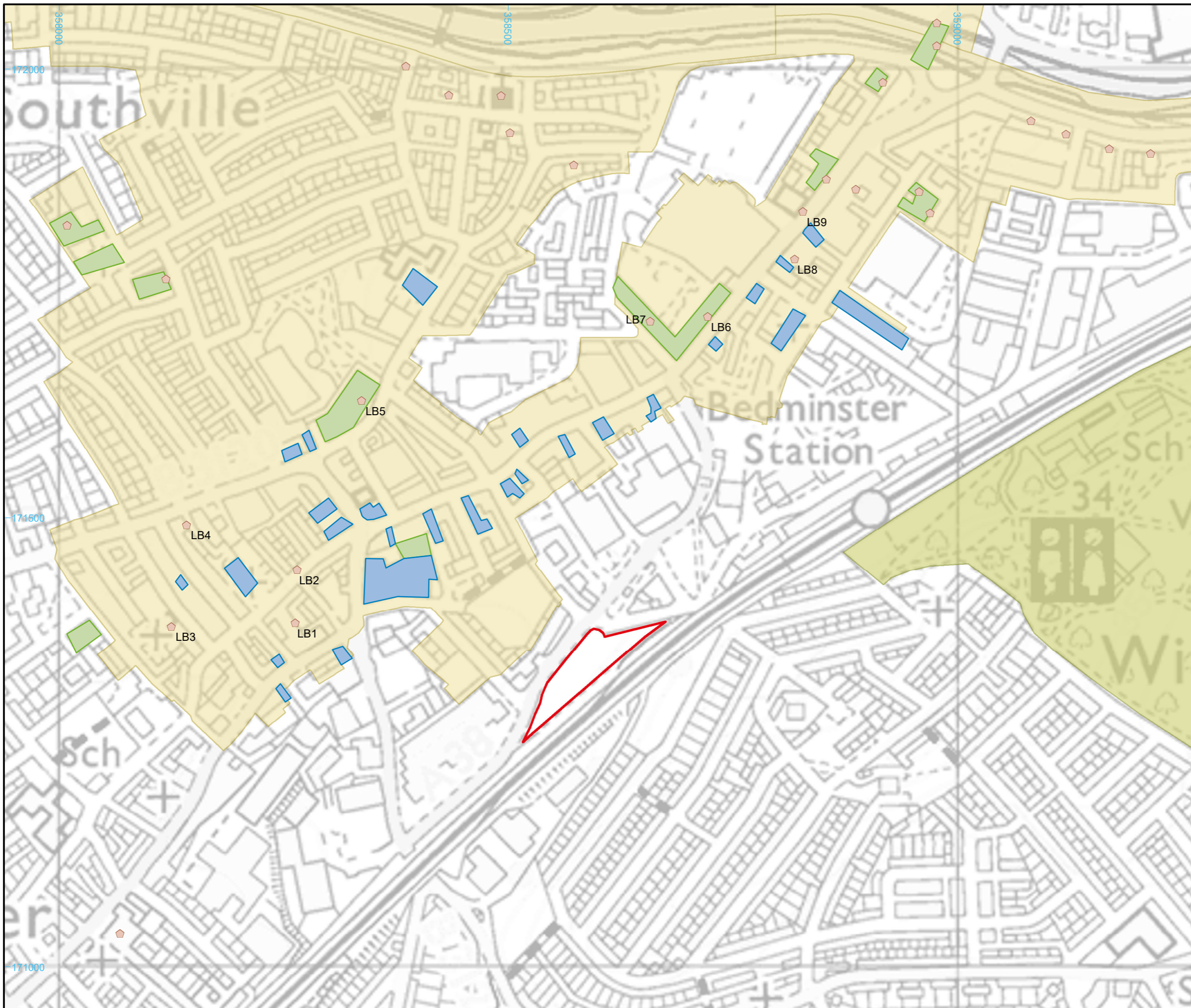
5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

5.3. The heritage assets summarised in Table 5.1 below are those that have been identified, as part of Step 1, as potentially susceptible of impact as a result of changes to their setting. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

Heritage Asset	Description
Bedminster Conservation Area	Bedminster Conservation Area was designated in 1999 and revised in 2013. It now encompasses part of the residential and commercial areas of Southville and Bedminster, between the New Cut of the River Avon (to the north) and the railway line (to the south-east). A Conservation Area Appraisal was produced by Bristol City Council's City Design Group in 2013 and has informed the following settings assessment.

Table 5.1 Heritage assets identified as part of Step 1

5.4. The Listed Buildings within Bedminster Conservation Area are assessed as part of the Conservation Area, as this designation provides the setting for the Listed Buildings.



- Site
- Conservation Areas
- Local Historic parks and Gardens
- Unlisted Buildings of Merit
- Positive buildings
- ▲ Grade I Listed Building
- Grade II* Listed Building
- ◻ Grade II Listed Building



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PROJECT TITLE
Malago Road, Bedminster

FIGURE TITLE
Designated heritage assets

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APPROVED BY	JS	SCALE@A3	1:4,000	

- 5.5. The Victoria Hill Local Historic Park and Garden (Fig. 17) was not progressed to Step 2 as it was not considered that the Site contributes to its historical value. The park was established in the 1880s for the local community which developed as a result of the increased industrial activity within Bedminster. The demolition of the 19th century buildings within the Site, and the modern changes to the surrounding landscape mean the associations between the park and the Site are no longer legible or appreciable. The significance of the park is now derived from its immediate surviving 19th century setting.
- 5.6. All heritage assets assessed as part of Step 1, but which were not progressed to Steps 2 – 4, are included in the gazetteer in Appendix 2 of this report. The relevant photo locations for this assessment, and included in this report, have been mapped for clarity on Figure 18, the land that is within the Bedminster Conservation Area have also been annotated on the same figure with a yellow overlay.



Fig. 18 Site location plan and photo locations (image courtesy of Google)

Steps 2 – 3: Assessment of setting and potential effects of the development

- 5.7. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if

at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Bedminster Conservation Area including Listed Buildings (Fig. 17)

Special architectural and historic interest

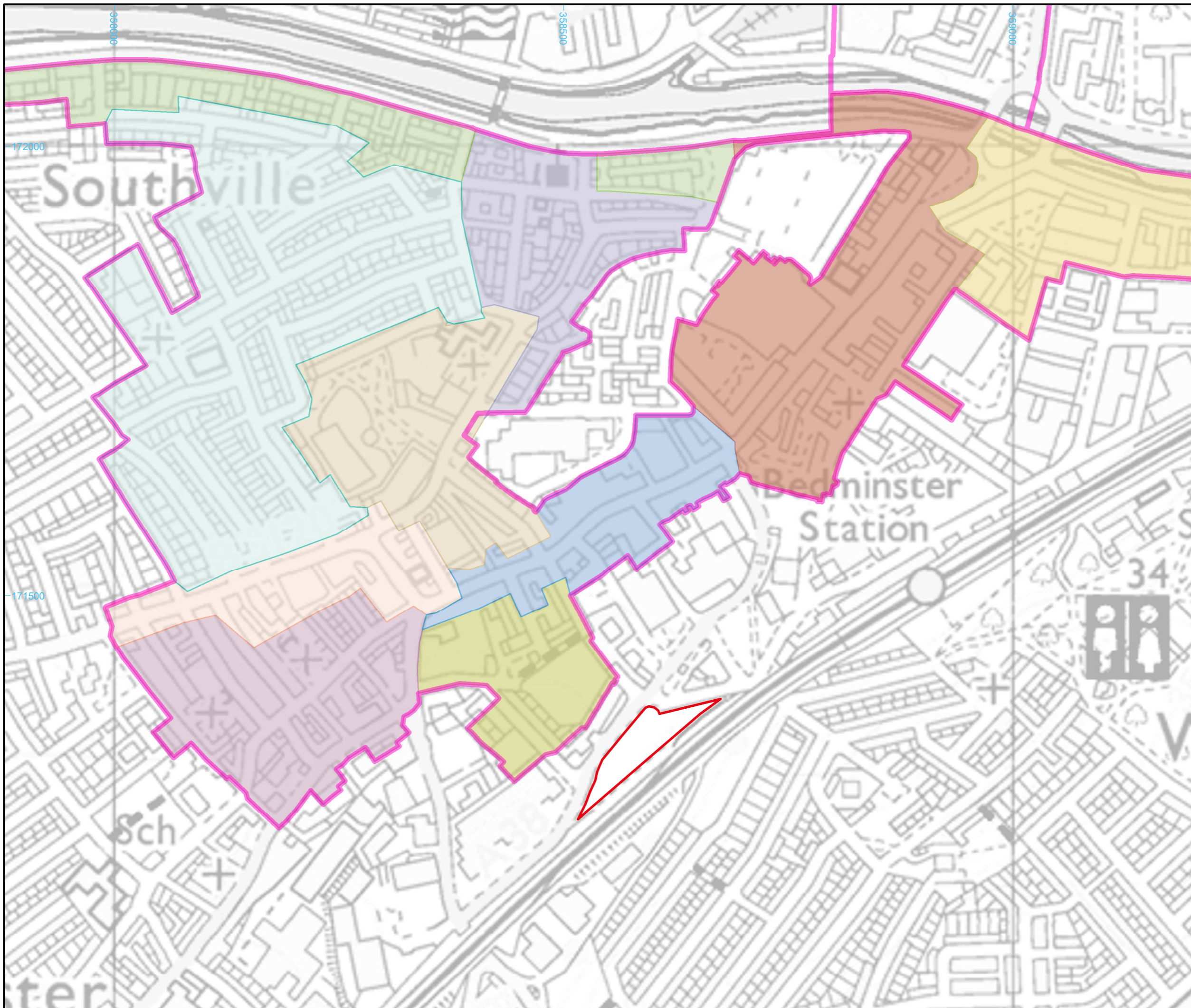
- 5.8. The Conservation Area Appraisal prepared for Bristol City Council states that ‘The unique character of Bedminster derives from its surviving historic route structure, complemented by a rich architectural backdrop, which tells the story of the area’s evolution from a quiet rural settlement into a seething industrial suburb’ (City Design Group 2013). The modern townscape is characterised by Georgian and Victorian terraces and industrial, commercial, civic and institutional buildings, which together with the main shopping thoroughfares with back land areas, ‘give the sense of a gritty industrial suburb ... a distinctive sense of place ... a largely intact, somewhat underrated, urban landscape’ (ibid). But the Appraisal acknowledges that there has been considerable post-war decline, with historic townscape features lost and/or overshadowed by poor-quality 1960s tower blocks and commercial developments – not least, around East Street and Dalby Avenue, with the latter having ‘destroyed much of the character to the south of East Street’ (ibid).
- 5.9. The Conservation Area retains its Victorian plot layout by means of back land areas and narrow alleyways (City Design Group 2013). However, the buildings now fronting Bedminster Parade are predominantly of 19th and 20th century date. They are of two and three storeys, with continual parapets or grouped gables, constructed of red brick and rubble sandstone with stucco render, which makes for a strong rhythm and building line. Landmarks include the conjoined Listed Buildings of Wills Number 1 Tobacco Factory and Regent House amongst others (Fig. 17, **LB6** and **LB7**); and several Unlisted Buildings of Merit and Character Buildings (see Fig. 17).
- 5.10. The Appraisal also identifies a number of Neutral and Negative Buildings such as the ASDA Supermarket and its car park. The supermarket itself, in sharing broadly the same material palette as certain historic landmarks (such as the Grade II Listed Bedminster Library (**LB9**)), is arguably not such a negative feature within the streetscape when compared with the many other examples of poor quality shopfronts and signage present, though the car park has served to ‘open up’ an area of former terraced housing along Regent Road. Other negative features include ‘gap sites’ along Philip Street, the sense of decline in Stillhouse Lane, and the poor quality public

realm by Bedminster Bridge. Dalby Avenue is characterised by poor-quality built form (comprising 1960s apartment blocks and commercial units), fast traffic and a low standard of pedestrian amenity.

- 5.11. The significance of the Bedminster Conservation Area and associated Listed Buildings primarily derives from its historic (illustrative and associative) and aesthetic values, embodied by its built fabric.

Physical Surrounds – ‘What Matters and Why’

- 5.12. The Conservation Area Appraisal identifies the topographical situation of Bedminster, i.e., lying within the floodplain of the River Malago, to the south of the River Avon, and its historic street and settlement pattern as being the key elements of the setting of the Conservation Area as a whole (City Design Group 2013). The principal thoroughfares are Coronation Road, North Street, East Street, Bedminster Parade and York Road; these form the basis for the division in 10 Character Areas (Fig. 19).
- 5.13. The closest character area to the Site is that of St John’s Churchyard. This character area contains the St John’s Churchyard, a green space which was previously associated with an Anglo-Saxon Church (See Section 3). The church was lost as a result of bombing during the Second World War along with much of the surrounding townscape, which has led to a loss of communal focus in the churchyard (City Design Group 2013). In the north-west of the character area lies the industrial complex of the former Robinson paper bag factory which has been redeveloped but retains its industrial/workshop character. The historic character and appearance of this character area has been greatly eroded due to the bombings and the surrounding area was redeveloped in the mid- to late-20th century. Historic terraced housing was demolished and modern industrial and residential buildings were constructed in their place. Now the streetscape includes tower blocks (visible on Fig. 20 and 21; Photos 9, 10 and 11) and other modern development along Malago Road / Sheene Road, which are not in keeping with the historic built character of the area.



- ▭ Site
- ▭ Conservation Areas
- Character Areas**
- ▭ Acramans Road
- ▭ Bedminster Parade
- ▭ British Road
- ▭ Coronation Road
- ▭ Dean Lane
- ▭ East Street
- ▭ North Street
- ▭ St John's Churchyard
- ▭ Stackpool Road
- ▭ York Road



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PROJECT TITLE
 Malago Road, Bedminster

FIGURE TITLE
 Character areas within Bedminster Conservation Area

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Fig. 20 Tall buildings (in orange) to the east and south-east of the Site (image courtesy of Google)



Fig. 21 Tall buildings (in orange) to the north and north-west of the Site (image courtesy of Google)

Experience – ‘What Matters and Why’

- 5.14. One can approach the Conservation Area from all directions, on foot, by car or by public transport. The extent of the Conservation Area means that the experience of it and associated building will be of a mixed character, such as the character of the assets and different Character Areas.
- 5.15. Whilst the scale and prominence of landmarks such as the Wills Number 1 Tobacco Factory are best experienced in longer-ranging views, those more discrete elements of special architectural and historic interest, as pertaining both to Listed Buildings,

Unlisted Buildings of Merit and Character Buildings, are best appreciated at close range, i.e. from their frontages on Bedminster Parade. None of the assets mentioned has intervisibility with the Site.

- 5.16. The closest character area to the Site is that of St John's Churchyard. This aspect of the Conservation Area is located on relatively low-lying ground, c. 10m AOD and thus is best viewed from within its boundaries as views towards the Conservation Area are blocked by intervening built form (Photo 7), although the Robinson Building, located on slightly higher ground can be seen from the junction of Malago Road and St John's Road. Views from within this character area are of St John's churchyard (Photo 8), which provides an open green space in the centre of this urban environment, and of 19th century residential streets. These views contribute to the historic interest and architectural value of the Conservation Area. External views from this area of the Conservation Area are to the south, which is situated at slighter lower ground, and over to Windmill Hill. This viewshed is largely comprised of the residential houses on Windmill Hill and tower blocks which are visible at certain points within the Conservation Area (Fig 20; Photo 8). The views of this wider cityscape including the tower blocks do not add to the significance of Bedminster as an 18th and 19th industrial area of Bristol, having contrasting architectural qualities and streetscape layouts, however, nor do they detract from the significance of the Bedminster Conservation Area as a historic urban development within Bristol. Instead, these areas, and views towards them, evidence subsequent urban development within the wider cityscape, making a neutral contribution to the historic significance of the Conservation Area.

Contribution of the Site

- 5.17. The sole historical association between the Site and the Bedminster Conservation Area is limited to Character Area 9 – St John's Churchyard, since the St John's Road was developed by H Sampson & Sons which owned the Malago Vale engineering works located within the Site (see Section 3 of the present report for the historical background). This association has been partially severed by the demolition of the engineering works and of most of the buildings developed by them in the past.
- 5.18. The open culvert that curves around the northern and eastern boundaries of the Site is inaccessible and there is no tangible sense of the industrial activity that once took place here. Indeed, there is currently no legibility of the historical connection between the Site and the Conservation Area, and beyond that no connection between Malago

Road and St John's Road (Photos 5 and 6). This is identified as a negative impact on the St John's churchyard character area.



Photo 5 P5 – View looking south along St John's Road towards the Site



Photo 6 P6 – View looking south along St John's Road towards the Site

- 5.19. The Site is not a location whence the Conservation Area or any specific built heritage asset is typically or best experienced, with views between the Site and the Conservation Area screened by the flats along Malago Road and trees within St John's Churchyard (Photo 7).



Photo 7 P1/ P2 from Hereford Street towards the north

Proposed development effects

- 5.20. The Conservation Area Appraisal makes no mention of the Site, since the area is not part of the Conservation Area.
- 5.21. The Site is in close proximity to the southern boundary of the Conservation Area and the topography of the area, which is slightly sloping down from the north towards the Site and the railway line, contributes to the views available from the Conservation Area (Photo 6 and 9), namely from Character Area 9 – St John’s Churchyard. Thus, the Site does form a part of the setting of the Conservation Area, however as identified above makes a negative contribution to the Conservation Area due to the lack of permeability and its current disused state.

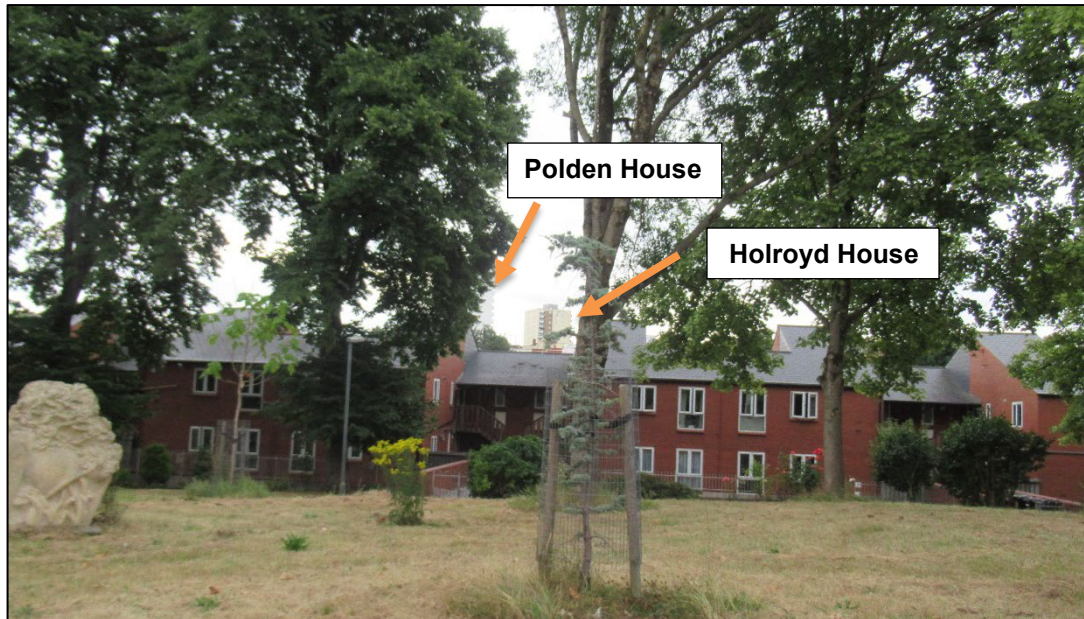


Photo 8 P7 views from St. John's Churchyard towards the south and the Site

- 5.22. The proposals are for the development of three tower blocks within the Site ranging from five to ten storeys in height. These blocks will provide student accommodation and will be situated within a courtyard area. The proposals including landscaping such as planting and outdoor benches.
- 5.23. This proposal would occasion discernible changes to views from the Conservation Area towards the south (Photos 5, 6 and 9) with the introduction of new built form. This change is not considered to be of significance since those views already include elements of built form including at least two tall buildings (Polden House and Holyrood House; Fig. 20; Photo 9), with a number of additional tall structures (including two over 10 storeys) being constructed along Dalby Avenue. This will thus be in keeping with the current baseline, and whilst not improving the experience when looking south from the Conservation Area, the addition of three tower blocks in this viewshed will not alter the significance of the Conservation Area itself which is derived from its historic industrial character. Thus, this will result in no harm to the Conservation Area. The proposed development's location and topography would allow the introduction of taller buildings to appear adjacent to the approved cluster along Malago Road/Dalby Avenue, without overpowering and dominating the surrounding landscape and built form.
- 5.24. It is anticipated that no other views from the Bedminster Conservation Area or any of the associated Listed Buildings will be changed or affected due to these being blocked by either modern built form or by the topography.



Photo 9 P8 Looking south along Church Lane towards the Site



Photo 10 P3 Looking north-east along Malago Road

5.25. It is considered that redevelopment and change of use of the Site would present opportunities to introduce built form of high architectural quality, improving the relationship between the Site and the surrounding streetscape and enhancing the appearance and ambience of the Site which now makes a negative contribution to the surrounding area due to its disused state. The Conservation Area Appraisal acknowledges that 'the area is changing' and that 'sensitive redevelopment' can make 'a positive contribution to the vibrancy of the neighbourhood...The potential of the area is vast, and the character and appearance of Bedminster could be greatly improved with the protection of the surviving historic townscape, route structure and

the appropriate redevelopment that responds to the positive local context' (City Design Group 2013).

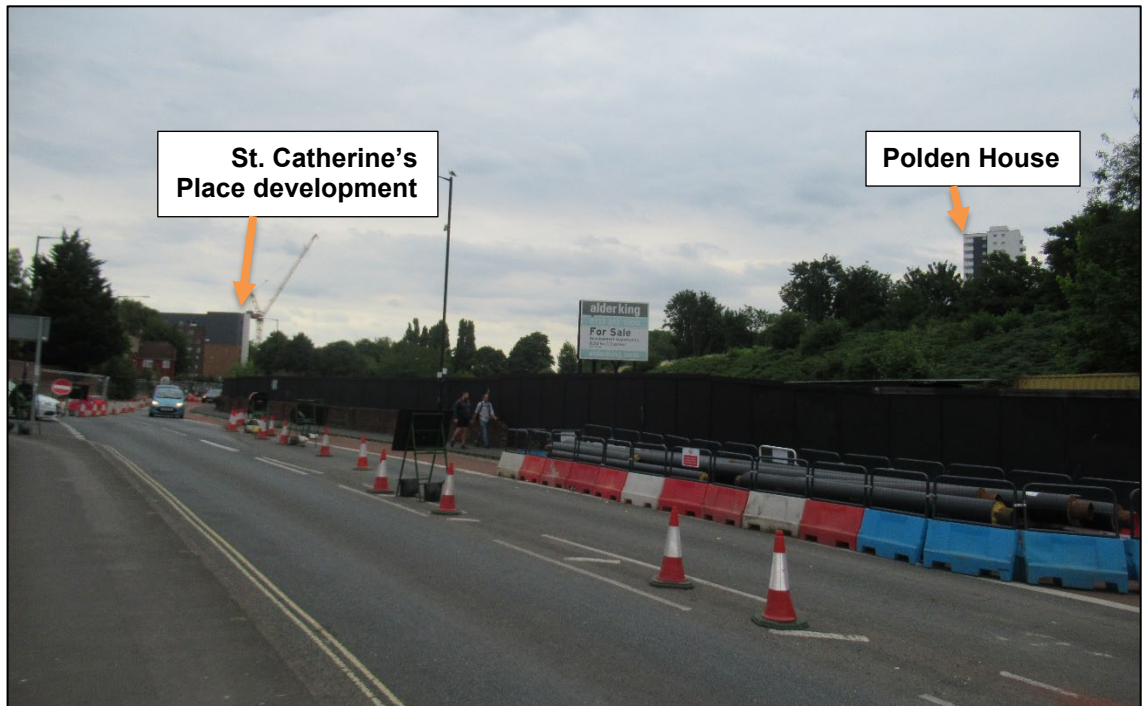


Photo 11 P4 Looking north-east along Malago Road

- 5.26. Previous assessments (Cotswold Archaeology January 2019 and November 2019) concluded that the abandoned and disused nature of the Site created a negative aesthetic and thus negatively impacted upon the character area in its current form. The redevelopment of the Site was therefore seen as positive change to the setting of the Conservation Area.
- 5.27. In the Appeal Decision (April 2021) for the previous proposals (Refs: APP/Z0116/W/19/3242232 and APP/Z0116/W/20/3249159) the Inspector found harm to the character and appearance of the area in general, including the Conservation Area. The Inspector concluded that the proposals would result in less than substantial harm to the significance of the Conservation Area, at the lower end. However, it was noted that the appeal proposals included notable public benefits which would be sufficient to outweigh the heritage harm identified.
- 5.28. Notwithstanding this, it is considered that, as a result of the changes to the development proposals (particularly a reduction in scale and massing) and the changes to the baseline condition, the proposed development would give rise to no harm to the significance of the Conservation Area.

6. CONCLUSIONS

- 6.1. This Heritage Assessment has established that there are likely to be buried structural remains of 19th and 20th century residential and industrial buildings within the Site. Such remains would not be anticipated to be of such a level of significance that they would preclude development within the Site, in principle. However, it is likely further archaeological mitigation will be required to offset any harm to surviving remains. The scope of any further works can be agreed with the archaeological advisor to the Local Planning Authority (LPA) through a WSI.
- 6.2. A settings assessment has been undertaken in relation to nearby designated heritage assets, and in particular to the Bedminster Conservation Area. Previous assessments (Cotswold Archaeology January 2019 and November 2019) concluded that the current condition of the Site negatively impacted upon the character of the Conservation Area, and the proposal was therefore seen as positive change to its setting. In the Appeal Decision (April 2021) for the previous proposals (Refs: APP/Z0116/W/19/3242232 and APP/Z0116/W/20/3249159), the Inspector concluded that the appeal proposals for the redevelopment of the site would give rise to harm to the character and appearance of the area in general, including the Conservation Area. The Inspector determined this would result in less than substantial harm to the significance of the Conservation Area, but that the public benefits would be sufficient to outweigh the heritage harm identified.
- 6.3. The current proposed development is for three tower blocks within the Site ranging from six to ten storeys in height. In comparison to the previous appeal proposals, the current proposals have been reduced in scale and massing. It is considered that in light of the recently consented tall structures along Dalby Avenue (including two structures over 10 storeys), the proposed development will be in keeping with the current baseline, and that the addition of three tower blocks in this viewshed will not alter the significance of the Conservation Area itself which is derived from its historic character. Thus, this will result in no harm to the Conservation Area. The redevelopment of this space is also seen as a positive change, reducing the negative impact the current disused state of the Site has on the Conservation Area.
- 6.4. Accordingly, the proposals are consistent with the provisions of the National Planning Policy Framework (2021), Policy BCS22 of the Core Strategy (2011), Policy DM31 of

the Site Allocations and Development Management Policies Document (2014) and Sections 66(i) of the Planning (Listed Buildings and Conservation Areas) Act (1990).

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2021) also clarifies in [Paragraph 207](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as*

having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘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’ (NPPF (2021), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 194 of the NPPF (2021) identifies that ‘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’.

Designated heritage assets

Paragraph 189 of the NPPF (2021) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 199 notes that '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'. Paragraph 200 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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'.

Paragraph 202 clarifies that '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'.

Local Plan

POLICY BCS22

Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:

- i) Scheduled ancient monuments,
- ii) Historic buildings both nationally and locally listed,
- iii) Historic parks and gardens both nationally and locally listed,
- iv) Conservation areas,
- v) Archaeological remains

POLICY DM31: HERITAGE ASSETS

General principles

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

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.

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.

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.

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.

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.

Understanding the asset

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.

Conserving heritage assets

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:

- i. 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
- ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and
- iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and
- iv. Demonstrate how the local character of the area will be respected.

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

- i. Instigate a programme of recording of that asset; and
- ii. Ensure the publication of that record in an appropriate form.

Energy efficiency measures and renewables

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.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] 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', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any

effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to

individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that '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'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2021) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

Effects upon non-designated heritage assets

The NPPF (2021) paragraph 203 guides that '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 affect directly or indirectly non-designated heritage

assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
LB1	North view cottage and the annex and attached railings to steps	Grade II Listed Building	358263, 171383	1202195
LB2	Albert Cottage	Grade II Listed Building	358265, 171442	1202013
LB3	Heron Chapel and attached railings, gates, and piers	Grade II Listed Building	358125, 171379	1282251
LB4	No 49 and outbuilding to rear	Grade II Listed Building	358142, 171492	1392643
LB5	Bristol south baths and attached railings and gates	Grade II Listed Building	358337, 171627	1202193
LB6	Willis No 1 Factory	Grade II Listed Building	358722, 171724	1202215
LB7	Regent House	Grade II Listed Building	358658, 171719	1206353
LB8	National westminster bank and attached front railings	Grade II Listed Building	358819, 171788	1281405
LB9	Bedminster Library	Grade II Listed Building	358828, 171842	1204061
Previous Investigations				
E1	In late January 1995 an archaeological watching brief was carried out at a site on the southern side of Providence Place.	-	358686, 171409	10543
E2	In July 2014, AC Archaeology carried out an archaeological evaluation at the site of the former Granby House, St John's Road, Bedminster.	-	358451, 171326	25397
E3	An archaeological watching brief was carried out by Jonathan Erskine at No.8 Sheene Road, Bedminster in 1999.	-	358344, 171254	20340
E4	In 1996 an archaeological watching brief was carried out during development of land on the east side of Sheene Road, Bedminster.	-	58370, 171360	20083
E5	In 1994 an archaeological evaluation of a site on the east side of Sheene Road, Bedminste.	-	358368, 171360	20082
E6	In 2017, Colswold Archaeology carried out an archaeological evaluation at St Catherine's Place, Dalby Avenue, Bedminster.	-	358668, 171506	25706
E7	In May 2014, Bristol and Region Archaeological Services carried out an archaeological evaluation at St Catherine's Place, Bedminster.	-	358672, 171496	25357

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
E8	In January 2014, Bristol and West Archaeology carried out an archaeological watching brief at 8-12 Mill Lane, Bedminster.	-	358604, 171564	25429
E9	In May 2006 an archaeological watching brief was carried out during groundworks associated with development at Warden Road, Bedminster.	-	358545, 171562	22407
E10	In March 2006 an archaeological evaluation at Nos.157-159 East Street, Bedminster and land to the rear.	-	358392, 171465	22359
E11	In February 2007 an archaeological excavation was carried out at Nos.3-8 Cannon Street.	-	358315, 171495	22573
E12	2016, Wessex Archaeology carried out an archaeological watching brief at Consort House, Bedminster Parade, Bedminster.	-	358680, 171735	25576
E13	In November 2009, AC Archaeology carried out an archaeological evaluation at 2-6 Philip Street, Bedminster.	-	358794, 171748	24825
E14	Mail Marketing Site, West Street Three trenches excavated over Areas 2 (e-f) and 3, recording significant medieval deposits and structures.	-	358170, 171160	22159
E15	Evaluation at Sheene Road Anon 1988	-	358368, 171360	9637 20309
E16	Evaluation at the Mail Marketing Site, West Street between 2003-2005	-	358170, 171160	21730 21690 24797 22159 22094
E17	Watching brief conducted in 2020 at 1-2 Leicester Street by Longman Archaeology	-	358585, 171555	7656
E18	Watching briefs conducted in 2004 and 2005 at Merrywood Mills	-	358239, 171608	21854 21549
E19	Watching brief in 2013 at the former Gala Bingo Hall	-	358219, 171504	25229
E20	Watching brief in 2011 at Hebron burial ground	-	358108, 171400	25067
E21	Watching brief in 2003	-	358260, 171375	21718
E22	2005 evaluation at the site of the British School	-	358181, 171332	20324
E23	Watching brief in 2006 and evaluation in at Cromwell Street	-	358253, 171270	22338 22258
E24	Excavations at West Street in 204 and 2005	-	358200, 171283	22024 22276 21996

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
E25	Watching brief in 2009 at the Red Cow	-	358080, 171060	22276
E26	Watching brief in 2006	-	358570, 170840	22367
E27	Watching brief in 2002 at former playing fields	-	358750, 170820	21494
1	Small pit or ditch containing a collection of sherds		358181, 171136	-
2	Location of medieval chapel		358555, 171409	2472M
3	Medieval church cross		358512, 171393	1775M
4	12th century pits and pottery	Medieval	358360, 171375	-
5	Stone wall foundations	Medieval	358162, 171111	-
6	11th-13th century garden soil deposit	Medieval	358207, 171099	-
7	Hospital of St Katherine	Medieval	358703, 171795	1788M
8	The Free Chapel of Knowle	Medieval	358500, 171000	1791M
9	Location of Brightbow bridge	Medieval	358807, 171795	2080M
10	The Guesthouse	Medieval	358721, 171771	2842M
11	Public house	Medieval	358428, 171504	2665M
12	Malago Vale Engine Works	Post-medieval	355560, 171290	2420M
13	Malago Vale Brick and Tile Works	Post-medieval	358435, 171228	2855M
14	Malago Vale Die and Pigment Work	Post-medieval	358497, 171130	2227M
15	19th century terrace house	Post-medieval	358670, 171412	10543
16	19 th century brick cellar wall with an associated floor and drain, as well as a pit with a bell-shaped profile	Post-medieval	358175, 171075	22159

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

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