

GRANBY HOUSE, ST JOHN'S ROAD, BEDMINSTER,  
BRISTOL

(Centred on ST 58456 71321)

Historic Environment Assessment

Bristol City Council Planning Ref. 14/00307/F

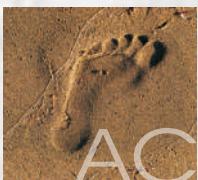
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On behalf of:  
Woodstock Homes

Document No: ACD865/1/2

Date: March 2014



AC archaeology

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### CONTENTS

	<i>Summary</i>	
1.	Introduction	1
2.	Aims and methodology	2
3.	Legislation and guidance	3
4.	Heritage assets within the study area	5
5.	Historical development	8
6.	Site inspection	11
7.	Archaeological potential	12
8.	Conclusions	13
9.	Acknowledgements	13
10.	Sources consulted	13

### List of Figures

Figure 1: Location of site and heritage assets within a 500m radius

### List of Plates

Plate 1: View towards the southeast end of St John's Road

Plate 2: View from the southeast end of St John's Road

Plate 3: View of the site from the southeast end of St John's Road, looking west-northwest

Plate 4: View of the main part of the site, looking east

Plate 5: View of the plot behind St. John's Road, looking northwest

### Appendix 1: Summary of heritage assets

### Appendix 2: Historic map extracts

Map 1: Extract from the Bedminster Tithe Map, 1841

Map 2: Extract from the Ashmead Map, 1855

Map 3: Extract from the First Edition Ordnance Survey, 1880s

Map 4: Extract from the Second Edition Ordnance Survey, 1900s

## Summary

*An historic environment assessment, produced in support of a planning application for a proposed development on land at the former Granby House, St John's Road, Bedminster, Bristol (centred on ST 58456 71321, was prepared during February and March 2014 by AC archaeology.*

*The assessment has identified that there are seven designated heritage assets located within the study area of 500m of the application area; these are Grade II listed buildings and the Bedminster Conservation Area. There are four recorded non-designated heritage assets. None of these assets are situated within the development, although the site lies within the conservation area.*

*The significance of the heritage assets has been evaluated and they have been found to be of High, Medium and Low Significance.*

*No below-ground archaeological deposits are currently recorded within the site. It is however considered that there is potential for the presence and/or survival of below-ground deposits associated with prehistoric, Romano-British or early medieval settlement.*

### **1. INTRODUCTION (Fig. 1)**

**1.1** This historic environment assessment has been prepared in support of a planning application (Bristol City Council reference 14/00307/F) for a proposed residential development at the former Granby House, St John's Road, Bedminster, Bristol (centred on ST 58456 71321). The report has been prepared on behalf of Woodstock Homes by AC archaeology during February and March 2014. The location of the site is shown on Fig. 1.

**1.2** The proposed development will consist of the construction of 12 three-bedroom dwellings, vehicular access and associated works in an area of land formerly occupied by Granby House. The site occupies an area of approximately 0.22ha, situated on the south side of St John's Road. It is bounded on its north side by a row of late 19th-century terrace houses, and on its west and south sides by a car park and late 20th-century apartment blocks and industrial premises.

**1.3** The underlying solid geology consists of the Redcliffe Sandstone Member, a sedimentary sandstone formed 200-251 million years ago in the Triassic era (British Geological Survey website).

#### **Planning background**

**1.4** The site has an extensive planning history, of which the most recent are relevant to the present application.

**1.5** Permission has been granted (Bristol City Council reference 12/00942/F) for "Change of use from maternity clinic (use Class D1) to (C3) residential - Alterations and part demolition to existing building to form 4 no. 1 bed flats. Construction of further 5 No. two storey houses on the site." Condition 15 of the grant required "implementation of a programme of archaeological work" in order "To ensure that archaeological remains and features are recorded prior to their destruction". The Archaeology Team's guidance to the planning officer was that an "archaeological watching brief should be carried out".

- 1.6 In 2013 permission was also granted (Bristol City Council reference 13/00781/F) for "Erection of single dwelling on former allotment site adjacent to Granby House". Condition 14 of the grant required "implementation of a programme of archaeological work" in order "To ensure that archaeological remains and features are recorded prior to their destruction". The Archaeology Team's guidance to the planning officer was that "it will be important that an archaeological watching brief is maintained on all development groundworks, including the insertion of services".
- 1.7 In 2013 planning permission was refused (Bristol City Council 13/04011/F) for "Proposed erection of 12 no. 3 bedroom dwellings with associated car and cycle storage and bin storage". Two of the four reasons for refusal related to the historic environment, and these issues associated with these reasons are being addressed as part of the present application.

## 2. AIMS AND METHODOLOGY

- 2.1 The scope of the study has included designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservations Areas, Battlefield Sites, and Registered Parks and Gardens) and non-designated assets (archaeological sites and finds, historic buildings, other historic landscape features or locally-designated features, or areas, of cultural heritage importance).
- 2.2 The aims of this assessment are:
- To assess the significance of the currently-recorded archaeological resource of the study area; and
  - To assess the potential for the discovery of additional sites of archaeological or cultural heritage interest within the boundaries of the proposed application area; and
- 2.3 The study has consisted of a desk-based assessment, as defined by the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (1994, revised 2011) and the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The study area has comprised a zone of 500m radius around the proposed application area, for both designated and non-designated heritage assets.
- 2.4 The following data sources have been examined:
- Bristol Record Office, Know Your Place website;
  - Heritage Gateway website;
  - The National Heritage List website
  - British Geological Survey online database; and,
  - Other relevant published or unpublished information.
- 2.5 A site inspection was undertaken on 4 March 2014.
- 2.6 The Smyth Estate maps discussed below were consulted in the Bristol Record Office (BRO), but have not been reproduced due to restrictions placed on their commercial reproduction by the BRO.

### 3. LEGISLATION AND GUIDANCE

3.1 Relevant protection, guidance and policies relating to the protection, maintenance and enhancement of archaeological sites and other aspects of cultural heritage that are relevant to this scheme may be summarised as follows:

#### **Scheduled monuments**

3.2 Scheduled monuments, as defined under the *Ancient Monuments and Archaeological Areas Act* (1979) are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order* 1981, as amended by *The Ancient Monuments (Class Consents) Order* 1994, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a scheduled monument require consent from the Secretary of State for the Department of Culture, Media and Sport.

#### **National policy**

3.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 12 of the *National Planning Policy Framework* (Department for Communities and Local Government 2012). Archaeological sites, buildings, parks and gardens, conservation areas, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now considered heritage assets under a revised policy system. Designated heritage assets are afforded protection as either scheduled monuments, listed buildings or through their inclusion within conservation areas. The ministerial forward to the NPPF states that '*Sustainable Development [SD] is about change for the better*', and that '*Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives rather than withers*'.

3.4 In line with the 12 core planning principles, planning should '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*' (paragraph 17, p. 6). It is English Heritage's view that a proposal that fails to adhere to historic environment policies is not a SD.

3.5 The relevant policies are Listed below:-

#### **Paragraph 128**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

**Paragraph 129**

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 132**

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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Paragraph 133**

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- the harm or loss is outweighed by the benefit of bringing the site back into use.

**Paragraph 134**

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 securing its optimum viable use.

**Paragraph 135**

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 judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Paragraph 137**

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 or better reveal the significance of the asset should be treated favourably.

**Paragraph 139**

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

**Local authority planning policies**

- 3.6** Relevant policies for the management of archaeology and cultural heritage are set out in the adopted (2011) Bristol City Council Local Development Framework Core Strategy. The relevant policy is set out below:

**Policy BCS22: Conservation and the Historic Environment**

*Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including: scheduled ancient monuments, historic buildings both nationally and locally listed buildings, historic parks and gardens both nationally and locally listed buildings, conservation areas and archaeological remains.*

**Bedminster Conservation Area**

**3.7** The statutory definition of a conservation area is “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance” (Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)). Bristol has 33 conservation areas of which the Bedminster Conservation Area as recently revised and set out in the *Bedminster Conservation Area Character Appraisal* (December 2013) includes the proposed development site. Specifically, the proposed development site is in the St John’s Churchyard character area, in which it is identified that:

*...the materials, scale and architectural details of the houses, and quality of local views are of merit and consistent with streets already designated.*

**4. HERITAGE ASSETS WITHIN THE STUDY AREA** (Fig. 1; Appendix 1)

**4.1** The following section provides a summary of all of the recorded designated and non-designated heritage assets within 500m of the proposed development site. The significance of these assets is also assessed here. The information has been acquired from the Bristol Historic Environment Record, along with a search of a range of archaeological databases. Each source has its own limitations, and national and county databases are also limited in that they only provide a record of known archaeological data.

**4.2** In order to assess the significance (value) of heritage assets within and around the development area, it is necessary to define the significance of individual or groups of heritage assets. There is no formal process for assessing the significance of heritage assets other than those with statutory protection (e.g. for Scheduled Monuments and Listed buildings), but advice on the criteria to be used is included in the English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (EH 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value.

<b>SIGNIFICANCE (VALUE)</b>	<b>FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS</b>
Very High	<ul style="list-style-type: none"><li>• World Heritage Sites (including nominated sites)</li><li>• Assets of acknowledged international importance</li><li>• Assets that can contribute significantly to acknowledged international research objectives</li><li>• Assets with exceptional evidential, historical, aesthetic or communal value</li></ul>
High	<ul style="list-style-type: none"><li>• Scheduled Monuments (including proposed sites)</li><li>• Grade I and II* Listed Buildings</li><li>• Grade I and II* Registered Parks and Gardens</li><li>• Undesignated heritage assets of schedulable or exceptional quality and importance</li><li>• Conservation Areas containing very important buildings</li><li>• Assets that can contribute significantly to acknowledged national research objectives</li><li>• Assets with high evidential, historical, aesthetic or communal value</li></ul>

Medium	<ul style="list-style-type: none"> <li>• Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives</li> <li>• Grade II Listed Buildings</li> <li>• Grade II Registered Parks and Gardens</li> <li>• Assets with moderate evidential, historical, aesthetic or communal value</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Designated and undesignated heritage assets of local importance</li> <li>• Assets compromised by poor preservation and/or poor survival of contextual associations</li> <li>• Assets of limited value, but with potential to contribute to local research objectives</li> <li>• Assets with low evidential, historical, aesthetic or communal value</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Assets with very little or no surviving archaeological, architectural or historical interest</li> <li>• Assets with minimal evidential, historical, aesthetic or communal value</li> </ul>
Unknown	<ul style="list-style-type: none"> <li>• The importance of the resource has not been ascertained</li> </ul>

Table 1: Assessment of significance (value) of heritage assets

4.3 The ranking of significance used in this assessment considers these criteria, but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB 2 Volume 11, 2009). The ranking is presented in Table 1 above.

#### **Designated heritage assets**

4.4 There are seven designated heritage assets within 500m surrounding the application area, which are represented by a conservation area and Grade II listed buildings.

#### **Scheduled monuments**

4.5 There are none within the vicinity of the application area.

#### **Registered Historic Parks and Gardens**

4.6 There are none within the vicinity of the application area.

#### **Conservation Areas**

4.7 The development site is within the recently (December 2013) extended Bedminster Conservation Area (Site 7). The Conservation Area is considered to be an asset of **high significance** as a result of the listed buildings, their contribution to the historic character of the area, and the overall positive contexts attributed to the area.

#### **Grade II listed buildings**

4.8 115-119 West Street (Site 1). House, mid-18th century. The significance of this site is based upon its evidential and historical values and it is therefore considered to be a **medium significance** asset.

4.9 Hebron Chapel, Hebron Road (Site 2). Chapel, now flats, dated 1853, by Henry Crisp. The significance of this site is based upon its evidential and historical values and it is therefore considered to be an asset of **medium significance**.

4.10 Northview Cottage and the Annexe and attached railings to steps, Diamond Street (Site 3). House, extended and now pair of attached cottages. Mid-18th century, altered 19th century. The significance of this site is based upon its evidential and historical values and it is therefore considered to be a **medium significance** asset.



- 4.11 Albert Cottage, 4 British Road (Site 4). House, dated 1846. The significance of this site is based upon its evidential and historical values and it is therefore considered to be a **medium significance** asset.
- 4.12 No. 49 North Street (Site 5). House, Late 17th century. The significance of this site is based upon its evidential and historical values and it is therefore considered to be a **medium significance** asset.
- 4.13 No. 4 Imperial Arcade, East Street (Site 6). Former Wills tobacco factory, late 19th century. The significance of this site is based upon its evidential and historical values and it is therefore considered to be a **medium significance** asset.

#### **Non-designated heritage assets**

- 4.14 A total of four non-designated heritage assets have been identified within the study area. These assets have been identified using information from the Bristol Historic Environment Record and Heritage Gateway. They are also considered below in relation to the following archaeological periods:

Prehistoric: Palaeolithic	(c. 500,000 BC – c.10.000 BC)
Prehistoric: Mesolithic	(c. 10,000 BC – c. 4,300BC)
Prehistoric: Neolithic	(c. 4,300 BC – c. 2,300BC)
Prehistoric: Bronze Age	(c. 2,300 BC – c. 600 BC)
Prehistoric: Iron Age	(c. 600 BC – c. AD 43)
Romano-British	(c. AD 43 – c. AD 410)
Early Medieval/Anglo-Saxon	(AD 410 – AD 1066)
Medieval	(AD1066 – AD 1485)
Post-Medieval	(AD1485 – AD 1900)
Modern	(AD 1901 to present)

#### **Prehistoric**

- 4.15 There are three sites, adjacent to one another (Site 8), all part of the Airpoint development at the former Mail Marketing Site on West Street where evidence for Late Iron Age settlement was found (HERs 24602, 21730, 24797). In addition residual evidence in the form of flints and pottery indicated Late Neolithic/Bronze Age use of the area. Due to the evidential value of this asset it is considered to be of **medium significance**.

#### **Roman**

- 4.16 There are two sites dating to the Roman period within the study area (Sites 8 and 9). A settlement of Romano-British date has been excavated at 45-53 West Street, 300m west of the development site (Site 8). It has been postulated that West Street (and possibly East Street) is on the line of a Roman road. Tratman (1962) identified the line of this road to the west at Bishopworth, and Williams (1992, 155) describes it as the “Sea Mills – Dundry – Bishop Sutton – Radstock (Fosseway) minor Roman road.” Settlement at West Street is telling in this regard although there is no archaeological evidence which has established definite evidence for the Roman road. Excavations on the site of the Robinson Building (Site 9) also revealed Roman pottery, albeit in a residual context (HER 22359). Due to the evidential value of this asset it is considered to be of **low significance**.

#### **Medieval**

- 4.17 In Late Saxon times Bedminster was a Royal Estate and was recorded as such in the Domesday Book (1086). Placename evidence is suggestive that there was a Minster Church here at that time and the most probable site is that of St John’s

Church (Site 10), although the medieval origins of this now demolished and deconsecrated church can only be traced historically back to the 13th century. There has been no archaeological excavation here. On the site of the former Sheene Road Tram Shed (Site 11), 115m to the northwest of the proposed development, late 11th to early 12th century pottery has been uncovered (HER 9637). Due to the historical and evidential values of these assets they are considered to be of *medium significance*.

#### **Post-medieval**

- 4.18 There are no non-designated assets within the study area dating to the post-medieval period. However, buildings and the streetscape of this date contribute positively to the St John's Road Churchyard character area of the Bedminster Conservation Area (as extended December 2013). The houses on St John's Road were constructed by H. Sampson, a Victorian industrialist who established the Malago Vale engineering workshop that was situated immediately southeast of the development site. These were built to house Sampson's own workers and these houses, along with Sampson's own residence, Granby House, overlooking his now demolished workshop, were constructed from the late 1870s and most of these were in place by the time of the 1st edition OS map in the 1880s. Granby House was located on the site of the proposed development and has been demolished. The boundary wall to the house, which is part of the same development, remains extant adjacent to St John's Road and is proposed to be retained.

#### **Modern**

- 4.19 There is one non-designated asset within the study area dating to the modern period. The *Bedminster Conservation Area Character Appraisal* (December 2013) states that within the Conservation Area there are "some fine examples of industrial, commercial, civic and institutional buildings." One of these, the Robinson Building (Site 8) is on Norfolk Place, 130m north of the development area. It is a former printing works. Building started in 1887 and was completed in 1912, and it has recently been converted for apartments over seven storeys (with the top two storeys being new additions to the original structure).

#### **Previous fieldwork within the study area**

- 4.20 There has been a large amount of archaeological fieldwork in the study area. The Bristol HER records 63 archaeological interventions. The majority of these relate to desk-top appraisals, watching briefs and standing building recording. Major and significant excavations took place on West Street ahead of and during the Airpoint development, and here significant remains of prehistoric, Roman and medieval date were revealed (HERs 24602, 21730, 22159, 24759) and the neighbouring St Monica Trust Very Sheltered Housing development where Late Neolithic/Early Bronze Age flints and Romano-British and medieval features were identified (HER 22135). In the majority of the other interventions either no features were found or finds recovered, or features relating to the later post-medieval period, including remains of terrace houses, were exposed.

### **5. HISTORICAL DEVELOPMENT OF THE AREA (Appendix 2)**

#### **Introduction to the map regression**

- 5.1 This section of the report is based on a map regression exercise undertaken on a sequence of historic maps relevant to the application site. Research has been conducted using maps held on the Bristol Know Your Place website, the Old Map Repository website and at the Bristol Record Office. Extracts of some of the maps are included here as Appendix 2.

**5.2 Smythe Estate Plan, late 18th century (Not reproduced)**  
 This estate plan is thought to date to the late 18th century but before 1786. It shows that the site was located in a large irregular-shaped field bounded on the northeast by the church yard which is approached from the west on the line of St John's Street which forms the bounds of the field on that side. In the northwest corner was a house and garden. The western field boundary divided the large field from two smaller fields. Just north of the point where the boundary of the two fields met a small sub-square paddock was marked. The southern boundary of the field was formed by the Malago River, although the two boundaries of the field on a north-south axis continued on the opposite side of the river.

**5.3 Smythe Estate Plan, 1827 (Not reproduced)**  
 This estate plan shows that the site was still located within the undeveloped, large irregular-shaped field. The northwest corner had been encroached upon by an apparent extension to the plot containing the building, with most significant change being that the small sub-square paddock was now joined to the northwest corner plot by a long thin plot. This map had an associated terrier which shows that all of the fields and the house and garden in the northwest corner were in the ownership of Rev. R. Watson. The large irregular field was simply listed as 'field', but the sub-square paddock and the strip joining it with the northwest corner house and garden plot were both listed as 'garden'. This peculiar arrangement is thus explained as an extension of the garden belonging to the northwest corner plot.

**5.4 Ashmead map (1828) (Not reproduced)**  
 The site lies just to the south of the bounds of this map. Bedminster Church was marked to the northeast and Bedminster Gate, a turnpike road gate, to the northwest.

**5.5 Tithe map (1841) (Map 1)**  
 The site was shown as still located in the large irregular bounded field (numbered 546). Adjoining the field to the northeast was the enclosure (547) incorporating the site of Bedminster Church here marked 'Old Church'. Just beyond the Malago river the railway was now present, which continues in use today. The strip of land (545) now has small buildings associated with it; they are coloured grey indicating that they were not dwellings. The one closest to the site had been built with its long axis along the line of the northwest boundary of the sub-square paddock, previously labelled a garden. The apportionment listing for these and the neighbouring plots are listed in Table 2 below. As in the Smyth Estate map of 1827, the Rev. Watson remained the landowner and the strip remained a garden, although now divided by an outhouse of some description and the large irregular field appeared unchanged and in pasture.

Land within the application area				
Reference number	Land Owner	Land Occupier	Name/Description	State of Cultivation
545	Rev. Robert Watson	In hand	Garden	-
546	Rev. Robert Watson	John Morgan	Field	Pasture
Land surrounding the application area				
Reference number	Land Owner	Land Occupier	Name/Description	State of Cultivation

540	Rev. Robert Watson	John Morgan	Part of a field and roadway	Pasture
543	Rev. Robert Watson	In hand	House, garden, yard and buildings	-
544	Rev. Robert Watson	In hand		-
547	-	-	Old Church and Yard	-
548	Rev. Robert Watson	John Morgan	Part of field	Pasture

Table 2: Detail from the Bedminster Tithe Apportionment

**Ashmead map (1855) (Map 2)**

- 5.6 The large irregular bounded field had become larger due to the removal of the boundary to the field located to the southwest. Other boundaries removed included the northeast and southeast bounds of the sub-square paddock and the western boundary of the strip, which had become incorporated into the adjacent field. This had left the out-building within the field to the west. The church was once again marked 'Bedminster Church'.

**Ashmead map (1874) (Not reproduced)**

- 5.7 This map is in poor condition, but shows that the site and wider area had been developed, with Granby House and some of the houses on either side of St John's Road constructed. On the west side of St John's Road seven houses in a terrace, including 42-48, were present. The northern three, now replaced by the Malago Surgery, form the remainder of the terrace. On this map the rear garden plots of the terraces extended back almost to the boundary of the former garden strip with a small back lane between this and the end of the gardens. A large plot between the south end of the terraces and the plot containing Granby House remained undeveloped. Adjacent to this plot, within the grounds of Granby House a long thin structure, presumably outbuildings, was marked.

**First edition Ordnance Survey (1880s) (Map 3)**

- 5.8 On the first edition Ordnance Survey (OS) map details of the grounds of Granby House were presented showing a drive, outhouses and a greenhouse. The vacant plot between Granby House and the terrace on the west side of St John's road remained. However, the rear gardens of terraces 42-48 had been shortened to allow an extension of the Granby House gardens to create what appears to be a garden with a greenhouse at the southern end of this long and narrow plot. The west side of this plot continued to follow the eastern line of the strip of the former garden belonging to Rev. Watson. The building at the southern end of the former garden still remained, but it is not clear if this is part of the Granby House property or belonging to an adjacent property; the latter is likely. In the grounds of Granby House the long thin building remained, and was adjacent to the carriage drive entrance on to St John's Road. It was shown divided into three equal-sized parts and was perhaps a coach house and stables. To the south of the drive entrance a path was marked which approaches the position of the pedestrian arched doorway on to St John's Road. Between these two entrances three very small buildings or structures were illustrated for the first time and perhaps related to formal gardens on this side of the house. A further path was marked through the perimeter wall on the south, presumably giving access direct to the works in the valley. To the west, separated by a boundary, were the formal gardens of Wesley Villa. The area to the south had been industrialised with a clay pit and kilns for brick and tile manufacture belonging to the Malago Vale Works. Bedminster Church was now labelled *St. John the Baptist's Ch (Vicarage)*.

**Ordnance Survey 1:500 (1885) (Not reproduced)**  
5.9 Very similar to the previous map, this one differs in containing detail of the garden plot to the rear of terraces 42-48 and showed a formal arrangement of 18 trees in three staggered lines.

**Second edition Ordnance Survey 1:2500 (1904-5) (Map 4)**  
5.10 The empty plot on the west side of St John's Road had now been filled with the extension of the terraces with four more houses (nos 50-56). The end of the rear gardens of these matched their neighbours and maintained the long garden plot extension of Granby House to their rear. A conservatory has been added to the northwest corner of Granby House. The grounds appeared to be less formal, or at least less detail was provided. The small garden buildings adjacent to St John's Road have been extended to line the south side of the carriage drive. On the west side the garden had been extended to take in part of the gardens of the former Wesley Villa, now in a severely reduced plot and named Westleigh. The works to the south of the site are now labelled Malago Vale Iron Works.

**Post-war Ordnance Survey mapping (1956-1990s) (Not reproduced)**  
5.11 On post-Second World War maps a telephone exchange is shown between Westleigh and Granby House. By the 1990s this area had been re-developed and the telephone exchange took in the area of Westleigh and the area of the former garden outbuilding at the end of Rev. Watson's strip garden where there had remained a building on this site until this time. The area is now a car park for the rebuilt telephone exchange, which was constructed on the land that had formerly been the Granby House garden extension in to the gardens of Westleigh. The area of the Malago Works became wasteland and was replaced by commercial development in the 1990s.

**Aerial Photographic Evidence (Not reproduced)**  
5.12 The RAF aerial photograph dated 1946, the year following the end of the Second World War, shows that Granby House appears to have survived unscathed. Bedminster Church is a shell as its roof was removed in a fire caused by an incendiary bomb in the night-time raid of 24 November 1940. There is also a gutted terrace house c. 40m west on Wesley Street, but behind this, former terraces of houses on Walton Street, Sheene Lane and the Sheene Lane tramshed have been flattened.

## 6. **SITE INSPECTION (Plates 1-5)**

### **Introduction**

6.1 A site inspection was undertaken on 4 March 2014 to establish the presence of unrecorded archaeological features within the site, to review the locations of previously recorded features that may be affected by the development, and to consider the general archaeological potential of the land. Land use, topography and boundary types were also recorded. The overhead conditions at the time of the visit were bright and dry.

6.2 The site is located on the west side of St John's Road. It is situated on a low ridge at approximately 15m aOD, which rises from the Malago valley directly to the south of the site and continues to a height of 17.7m on St John's Street where it joins St John's Road and drops down from there to East Street in the north. In the east the ridge rises from the Avon valley and continues westwards to the area of West Street and British Road, rising to a height of 27m aOD in the area of South Road. The site

is roughly square in shape, approximately 44 x 38m, with a further strip (40 x 12m) extending from the northwest corner. It was only possible to view the site of the development from the perimeter. From here it was apparent that the site, outside of the footprint of the demolished Granby House, has the potential to contain buried archaeological deposits. In particular, the strip behind the rear gardens of St John's Road has no recorded evidence of use other than as a field and garden. In this area part of a stone wall (see Plate 5, middle foreground) stands in front of a modern brick wall, and is on the line of the eastern wall of the Rev. Watson's garden strip identified in the Smythe Estate Plan of 1827. A peculiar feature is the side wall of No. 56 St John's Road where it faces on to the site. This wall is rendered except for a section of toothing bricks, paired and end on, rising to the height of the base of the gable; it is not known to what wall or building these toothing bricks may have been connected. It appears to be associated with the earlier, former outbuildings along this boundary of Granby House, but if they are, then it is odd that no other structural remains can be seen on this elevation.

- 6.3** In the area surrounding the site the key views and landmarks identified in the *Bedminster Conservation Area Character Appraisal* (December 2013) were assessed in relation to the development site. The most pertinent of the key views are those identified up and down St John's Road (identified in Plates 1 and 2). These plates also highlight the importance of maintaining the current sandstone and brick perimeter wall of the former Granby House as part of the development and in keeping with the character area. The local dominant landmark is the Robinson Building. This former industrial building has recently been re-developed as apartments with the addition of two storeys. The building, and the additional storeys, can be seen at the top of St John's Road on Plate 2. The Robinson Building can also be seen in the background (to the right) of Plate 5.
- 6.4** Designated assets within the 500m study area (Sites 1-6) are all buildings with individual merit. None of these sites are in view of the development site or have a direct relationship to it.

## **7. ARCHAEOLOGICAL POTENTIAL**

- 7.1** The majority of heritage assets within the 500m study area relate to extant buildings, with several sites containing archaeological deposits or remains; these include medieval finds to the northwest of the application site and prehistoric and Romano-British finds to the west. No previous archaeological excavations have taken place on the site, and no buried archaeological remains are currently known.
- 7.2** Given the proximity of St John's Church, the medieval finds from Sheene Lane, the Romano-British settlement remains on West Street and the possible Roman origins of West Street and East Street it is considered that there is a possibility of previously unknown archaeological deposits of Roman and/or medieval date, as well as deposits of late prehistoric origins, being present within the site. It is however likely that some of the site has been truncated, in particular the footprints of Granby House and the associated former outbuildings adjacent to No. 56 St John's Road. Elsewhere within the site, where historic (19th-century) activity was less intensive, there is potential for below-ground archaeological deposits to survive.

## 8. CONCLUSIONS

- 8.1 This assessment has identified that there are seven designated heritage assets within the study area – six listed buildings and a conservation area, in which the development site is situated. There are four non-designated heritage assets located within the study area, which include excavation sites, standing and former buildings. Other than the conservation area, none are situated within the development site.
- 8.2 The assessment has identified the presence of prehistoric and Roman activity within the study area. The proximity of the probable former Minster site at St John's Churchyard is also highlighted. Cartographic evidence has shown that prior to the building of Granby House in c. 1879 the site had not been developed historically.
- 8.3 There are currently no records of any below-ground archaeological remains within the development site. It is considered that within the relatively undisturbed grounds of the former Granby House there is potential for buried archaeological deposits, particularly of prehistoric, Roman and early medieval date, to be present.
- 8.4 For previously-approved schemes on the site a watching brief via condition was required for all groundworks. Based on the possible presence and survival of buried archaeological remains this would seem to be an appropriate response for the present application. These archaeological works would be undertaken in accordance with a written scheme of investigation submitted to and approved by the Bristol City Council Archaeology Officer prior to commencement of works on the site.

## 9. ACKNOWLEDGEMENTS

- 9.1 The assessment was commissioned by Woodcock Homes, and managed for them by Chris Cox of the Pegasus Group and for AC archaeology by Andrew Passmore. The report illustrations were prepared by Elisabeth Patkai. We are grateful to the staff of the Bristol Record Office for their assistance.

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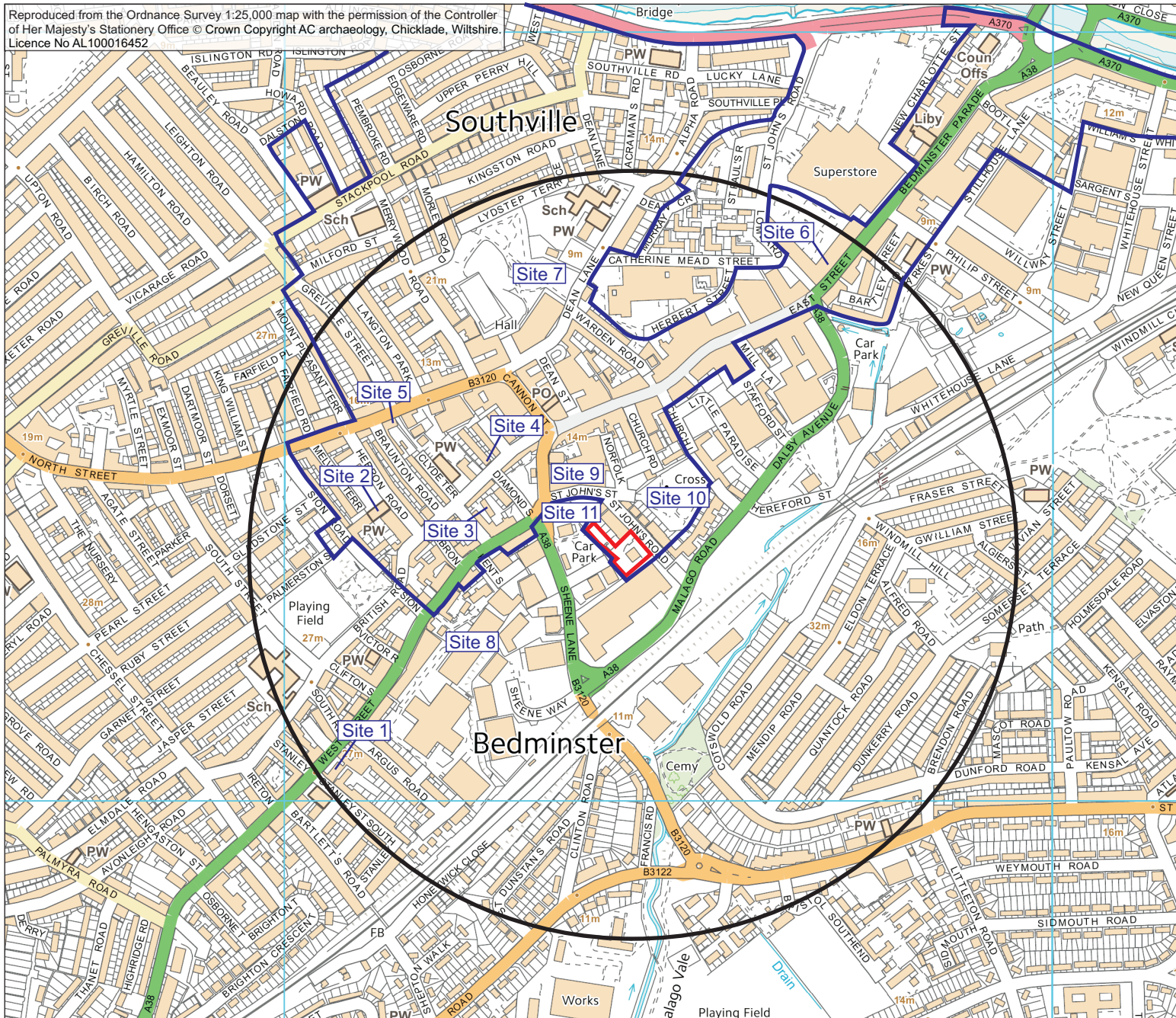
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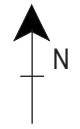
Old Maps Repository ([www.old-maps.co.uk](http://www.old-maps.co.uk))



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-  Conservation area
-  Site of proposed development
-  500m assessment boundary



PROJECT  
**Granby House,  
Bedminster, Bristol**

TITLE  
**Fig. 1: Location of site  
and heritage assets within  
a 500m radius**





Plate 1: View towards the southeast end of St John's Road



Plate 2: View from the southeast end of St John's Road



Plate 3: View of the site from the southeast end of St John's Road, looking west-northwest



Plate 4: View of the main part of the site, looking east



Plate 5: View of the plot behind St. John's Road, looking northwest

# Appendix 1

Summary of heritage assets

Appendix 1:  
Summary of Heritage Assets

Site No.	Bristol HER ref.	NGR	Form	Period	Listed ref/monument no.	Status	Summary	Grading of Significance	Approx. distance from centre of application area
1	ST5871	ST 58068 71037	Extant Structure	Post-medieval	1291478	Grade II	<p><b>119 West Street</b> House. c. 1740. Render with limestone dressings and pantile roof. Double-depth plan. Early Georgian style. 2 storeys, attic and basement; 5-window range. Symmetrical front with steps up to C20 glazed door beneath a segmental pediment on scrolled brackets; rusticated quoins, coped gable and stack to the right, first-floor plat band and parapet with a large cornice coping. 4/4-pane sashes in moulded, architraves with projecting keys, 3 attic dormers with casement windows and sloping roofs, and 2 ovolo-mullioned basement windows. INTERIOR: dogleg stair from the central hall, with square newels, moulded rail and column-on-vase balusters, and a fully panelled front left room, with dentil cornice, 6-panel shutters and a broken pediment above the door with swag each side</p>	Medium	0.45km to the southwest
2	ST315871	ST 58125 71379	Extant Structure	Post-medieval	1282251	Grade II	<p><b>Hebron Chapel</b> Also known as: Bedminster Spiritualist Church HEBRON ROAD Bedminster. Chapel, now used as offices and studio workshop. Dated 1853. By Henry Crisp. Limestone ashlar, Pennant rubble with limestone dressings, roof not visible. Italianate style. 2 storeys; 5-window range. A symmetrical front has a pedimented 3-window centre set forward, a rusticated ashlar ground floor to a cornice, quoins to rubble first floor, cornice and parapet. 3 semicircular-</p>	Medium	0.33km to the northwest

Appendix 1:  
Summary of Heritage Assets

							<p>arched doorways to the centre, taller in the middle, set in rectangular recesses with imposts, panelled spandrels and tall raised keys, stained glass fanlights and 2-leaf, 2-panel doors. Outer semicircular-arched windows with incised voussoirs, and semicircular-arched first-floor windows with moulded architraves. A raised panel in the pediment is inscribed HEBRON CHAPEL 1853. Returns have 7 windows, the rear pair in projecting wings 2 bays long, that to right with an open ground-floor porte cochere of square columns, moulded capitals and top blocks. The roof has a square louvred cupola. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and gates between end ashlar capped piers. One of the earliest Italianate chapels in Bristol, and a notable example of its type.</p>		
3	ST315871	ST 58263 71383	Extant Structure	Post-medieval	1202195	Grade II	<p><b>Northview Cottage</b> House, extended and now pair of attached cottages. Mid C18, altered C19. Coursed, squared white Lias with Pennant keys and a tiled roof. Single-depth plan with rear outshut. 2 storeys; 4-window range. Right-hand C18 cottage has a symmetrical front with wrought-iron railings with boot scrapers either side of Pennant steps up to C20 door; a deep segmental-arched hood on scrolled timber brackets carved with leaves, and wrought-iron lamp basket. Flat-arch windows with Pennant keys; C20 metal casements with brick linings. Annex to the left is butted-on, with a plain doorway and C20 door; C20 dormers. INTERIOR: Northview Cottage has a central hall and dogleg stair with turned balusters; left-hand room has cupboards either side of the fireplace with HL-hinges; right-hand</p>	Medium	0.19km to the northwest

Appendix 1:  
Summary of Heritage Assets

							room has fine plaster cornice and ceiling with rocaille foliage and classical relief heads towards the corners. SUBSIDIARY FEATURES: attached front railings to steps. A rare survival of a small C18 house within late C19 housing developments.		
4	ST315871SE	ST 58265 71442	Extant Structure	Post-medieval	1202013	Grade II	<b>ALBERT COTTAGE, 4, BRITISH ROAD</b> House. Dated 1846. Rendered walls, roof not visible. Double-depth plan. 2 storeys, attic and basement; 2-window range. Symmetrical front with central door beneath a rectangular overlight, and a moulded flat canopy on consoles, large torus cornice and late C19 attic beneath a parapet. Late C20 windows set within segmental recessed panels, and 2 small attic windows. Plaque above door inscribed ALBERT TERRACE/ 1846, and to the right of door reads GLADYS WITHROW/ TEACHER OF/ PIANOFORTE/ THEORY AND/ PRACTICE. Blocked doorway in left-hand side with similar canopy. INTERIOR not inspected.	Medium	0.22km to the northwest
5	-	ST 58142 71492	Extant Structure	Post-medieval	1392643	Grade II	<b>NO 49 AND OUTBUILDING TO REAR, NORTH STREET</b> House, late C17 origin, the principal elevation extended forward in the early-mid C19. MATERIALS: It is constructed of coursed stone rubble, now lime rendered, with brick stacks and pantile roof. PLAN: A two storey double range; the rear part is late C17 with gable end stacks whilst the front part is of early- to mid-C19 date. EXTERIOR: The main elevation fronting North Street is an early-mid C19 extension of the C17 house and is of three bays. To the right hand bay of the ground floor there is a double garage opening with a separate doorway giving access to the rear. The centre and left hand bays contain an	Medium	0.35km to the northwest

Appendix 1:  
Summary of Heritage Assets

						<p>early- to mid-C19 wooden shopfront. This is comprised of two plate windows with transom lights, divided by a mullion, with a doorway to the right hand side and a narrow fascia with cornice above, the whole framed by plain pilasters. To the first floor there are three window openings with C21 fenestration in stone surrounds. In 2009 the elevation was lime rendered. The east gable, abutting an alleyway that was built to connect with a Methodist Chapel erected in 1886, is constructed from stone rubble and was lime rendered in 2009. At the rear, the late-C17 house is of two storeys and attic with two gabled dormers.</p> <p>INTERIOR: The interior was not inspected but a Bristol and Regional Archaeological Services Report (2008) states that the house retains moulded beams with end stops to both floors. To the east end of the first floor there is a fireplace with a chamfered Tudor-arched bressumer. An oak panelled overmantle has been applied above this and looks to be C19 in date. Above the overmantle is an armorial panel, probably made of plaster, with central escutcheon, with traces of a painted saltire cross, flanked by lions rampant. The roof has principal rafters formed of large rough scantling, with pegged yoke, single purlins and pegged common rafters. The ground floor has been subdivided since construction, probably when the building was in use as an inn in the C18. Partially blocked windows, surviving as internal features at first floor level, indicate that the original late-C17 principal elevation partly survives. SUBSIDIARY BUILDING: Situated to the rear of the property is a detached outbuilding, constructed from coursed and random</p>		
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Appendix 1:  
Summary of Heritage Assets

							stone rubble. Although it is documented on a late-C18 estate plan of Bedminster, its exact date of construction is unclear, but it is believed to be contemporary with the house, possibly serving as a kitchen. Of a rectangular plan, the south and west elevations are rendered in concrete and clinker, while the north elevation and east gable wall are rendered with lime mortar. In the C19 the outbuilding was converted to residential use and a brick stack was inserted into the west gable wall. At the time of inspection (June 2010) the gabled roof had collapsed, but was previously covered with pantiles		
6	ST315871	ST 58722 71724	Extant Structure	Post-medieval	1202215	Grade II	<p><b>WILLS NUMBER 1 FACTORY, EAST STREET.</b>  Offices, formerly tobacco factory. 1884 and c1886. By Sir Frank Wills. Red Cattybrook brick, limestone and slate. Gothic style. 3 storeys; 19-window range. The front divides into 2 separate builds: to the right, 9-bay arcade of tall lancet arches with linked hoods, below groups of thin windows developed down from the corbel table of the cornice and parapet. Within the arcades, a plinth of weatherings beneath a pair of tall, shouldered windows with chamfered jambs, a basketwork brick panel, and a pair of first-floor lancet cross windows, with a quatrefoil panel in the tympanum. The centre bay is a 4-storey square entrance tower with a machicolated cornice, and a French pyramid roof with gablet vents and an iron widow's walk. At the base of the tower are 2 open lancet arches on round shafts with pedestals and waterleaf capitals, engaged at the sides, with stopped hoods above. First and second floors are set back within a tall lancet-arched opening, forming a balcony with shaft balusters. The first-</p>	Medium	0.45km to the northeast

Appendix 1:  
Summary of Heritage Assets

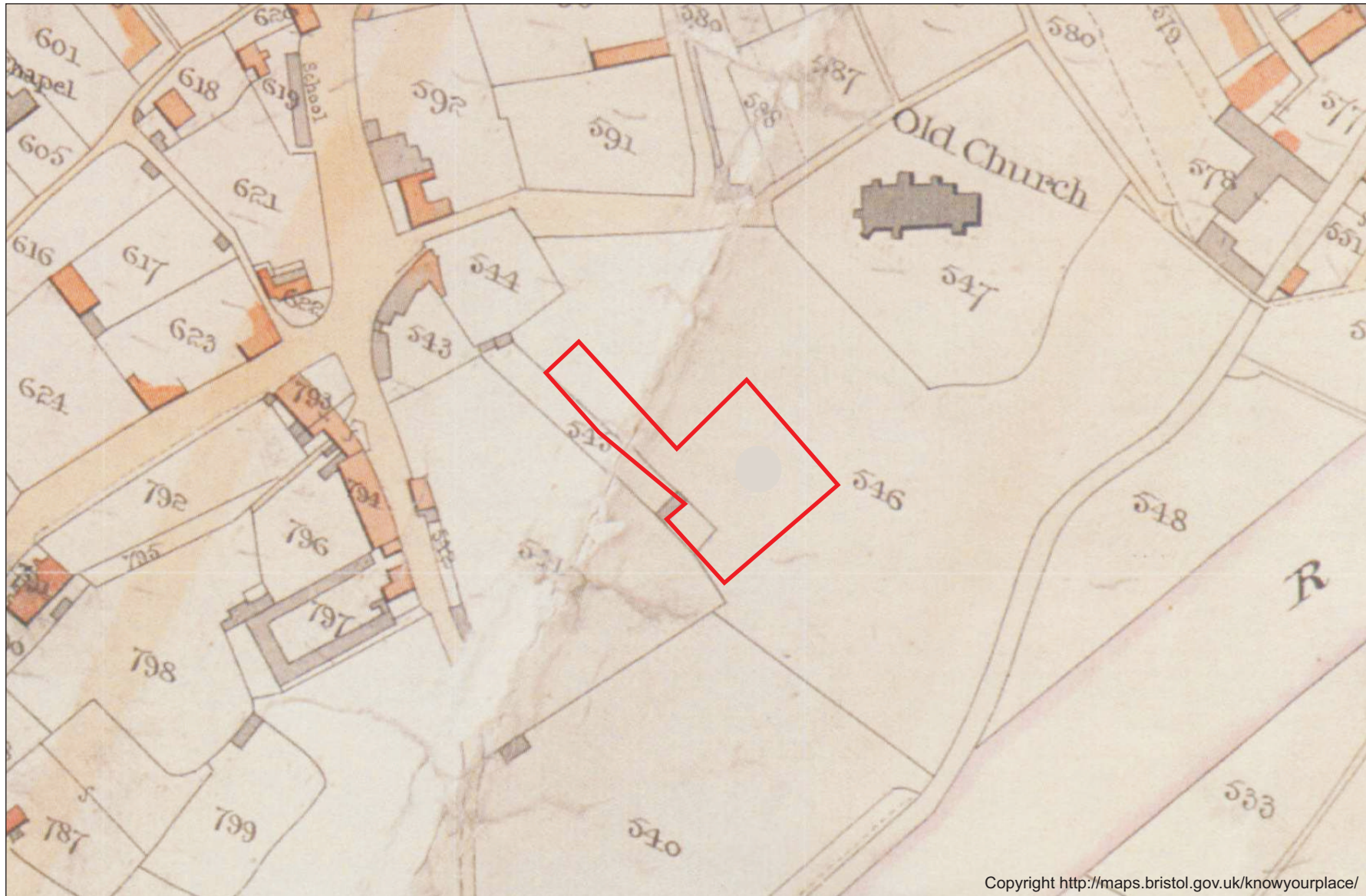
							floor windows are lancets on slender shafts with waterleaf capitals, and above them an unmoulded 3-light window with heavy mullions and transom. The tower is supported at the sides by shallow, weathered buttresses. The slightly later left-hand range of 12 taller lancet bays is tied in by the matching cornice and parapet, but the bays extend up into the attic windows. Inside them, 2 storeys of identical pairs of rectangular windows with slender shafts and waterleaf capitals, separated by a basketwork panel, and a large blind quatrefoil in the tympanum. The factory behind was demolished in 1988, and rebuilt behind the facade, and the ground floor was opened to form a covered pavement.		
7	-	ST5871	Conservation Area	-	-	Designated under Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)	<b>The Bedminster Conservation Area</b> The area is bounded by the New Cut along its northern edge, which physically delineates the area as being in south Bristol. It is surrounded by the neighbourhoods of Totterdown and Windmill Hill to the east and south, and Southville and Ashton to the west. Contains surviving historic route structure; street layout and built fabrics that was extant prior to the OS1880 map, and built forms that makes a specific contribution to the character and distinctiveness to the local context.	High	Site lies within the Conservation Area
8	HERs 24602, 21730, 24797	ST 581 711	Excavations on West Street	Prehistoric/Roman/Medieval	-	-	<b>Airpoint development</b> Evidence of prehistoric, Roman and medieval settlement	Medium	0.22km to the east
9	HER 22359	ST 5840 7146	Excavation and Landmark extant Structure	Roman/Modern	-	-	<b>Robinson Building, Norfolk Place</b> Excavation within a landmark building revealing residual Roman pottery. Former printworks of late 19th and early 20th century	Low	0.12km to the north
10	-	ST 5849 7138	Site of demolished	Medieval	198359	-	<b>St John's Church</b> Site of medieval church. Possible site of	Medium	0.12km to the

Appendix 1:  
 Summary of Heritage Assets

			church				early medieval Minster		northeast
11	HER 9637	ST 5836 7136	Excavation	Medieval	-	-	Excavation on the site of the former Sheene Lane Tram Shed. Medieval pottery dating to late 11th to early 12th century recovered	Medium	0.07km to the northwest

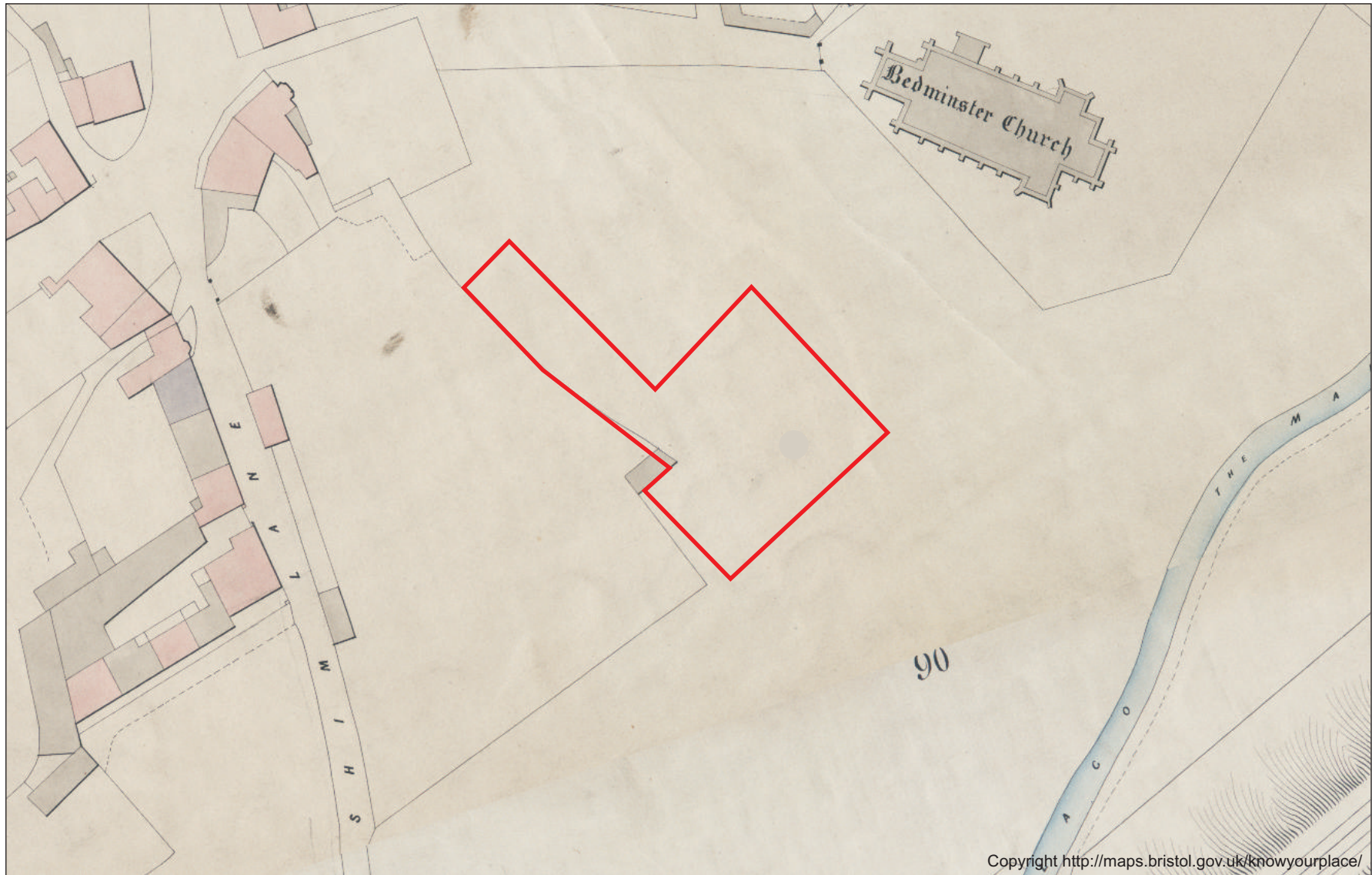
# Appendix 2

Historic map extracts



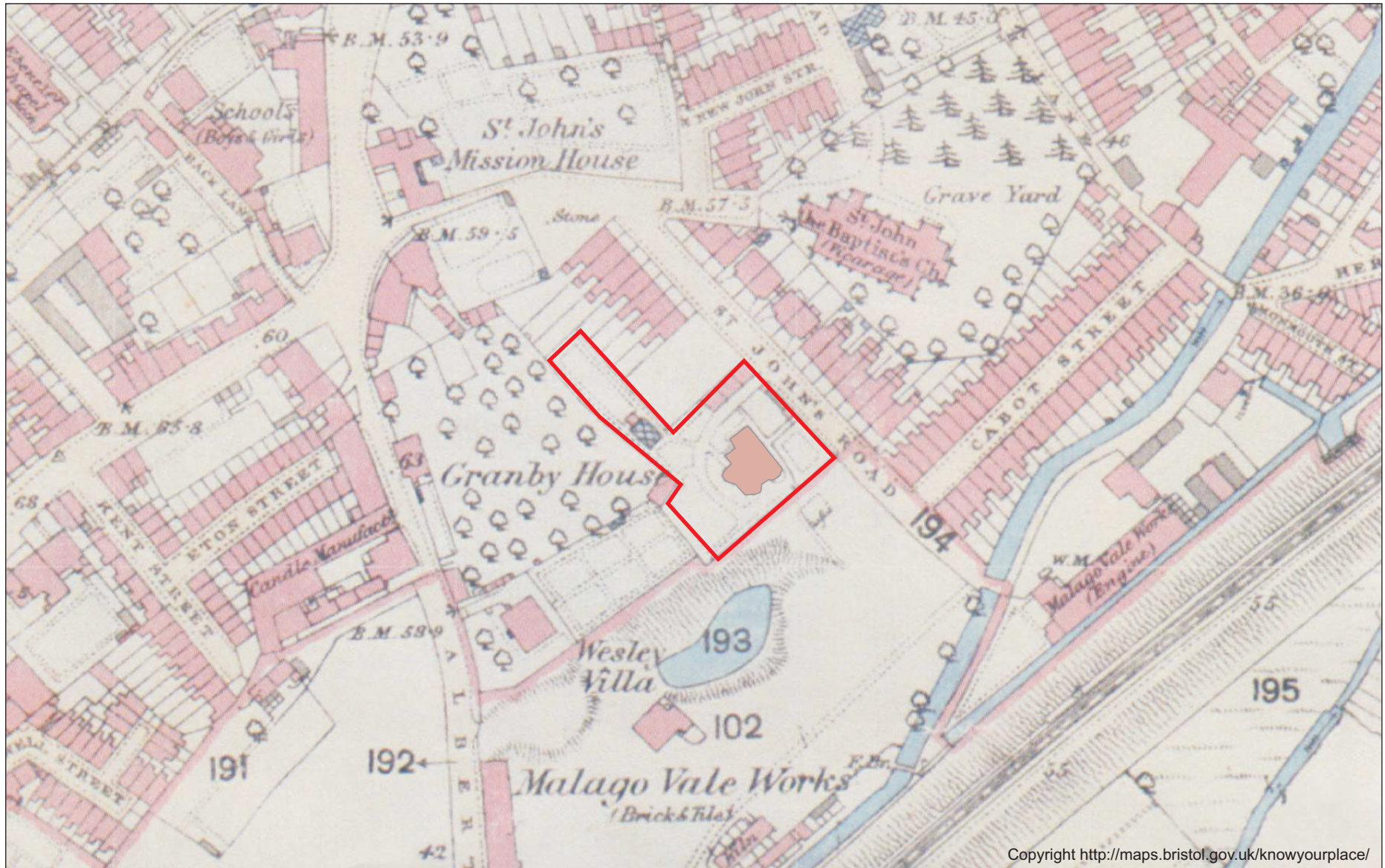
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Map 1: Extract from the Bedminster Tithe Map, 1841



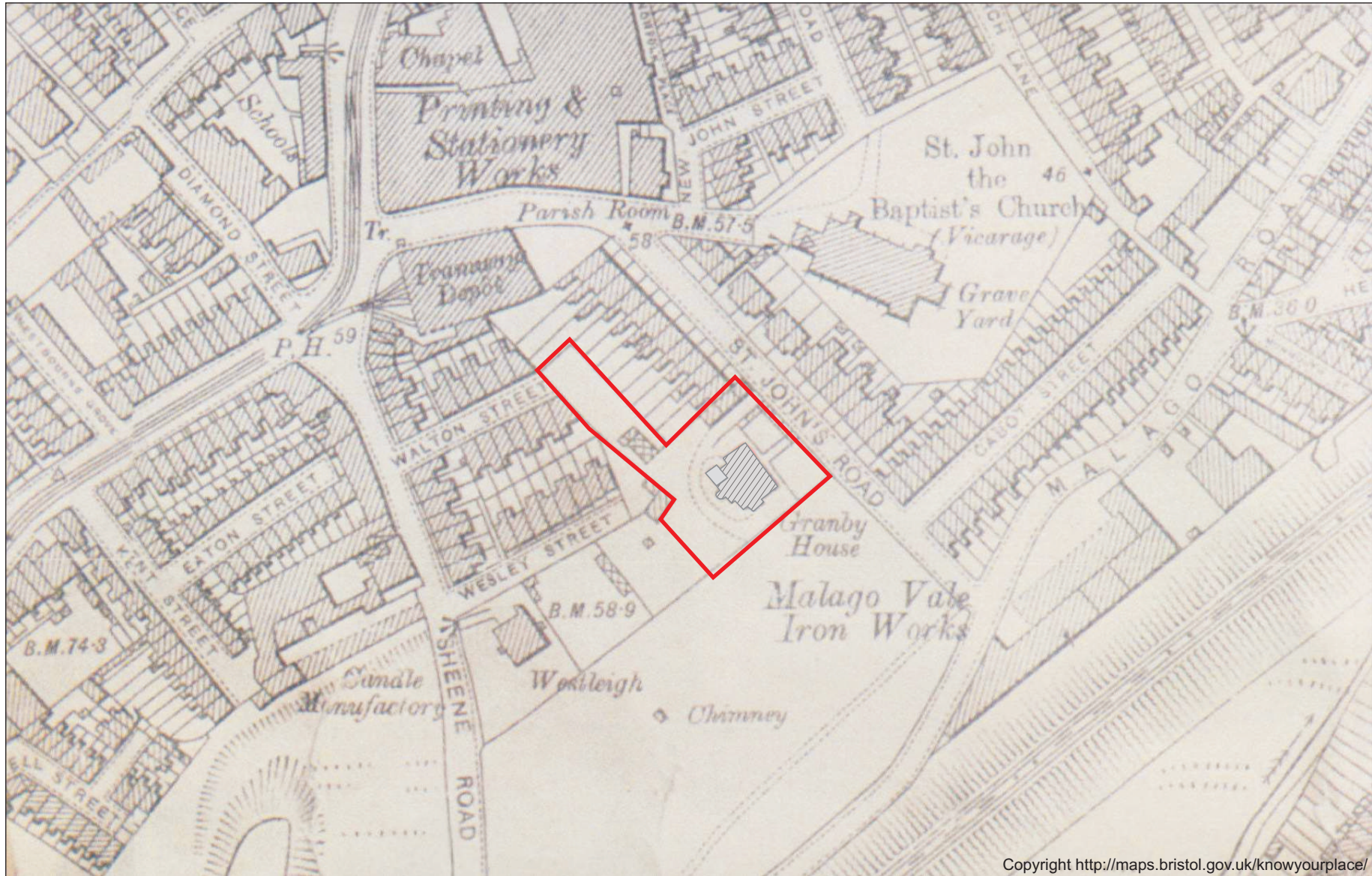
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Map 2: Extract from the Ashmead Map, 1855



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Map 3: Extract from the First Edition Ordnance Survey, 1880s



Map 4: Extract from the Second Edition Ordnance Survey, 1900s



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