

# Proposed residential care home, 62 Birchwood Road, Brislington, Bristol

NGR ST62427199

## Archaeology and cultural heritage assessment

Bristol HER number 24837

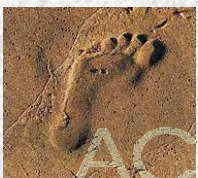
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On behalf of:  
Pegasus Planning Group

Document No: ACW240/1/0

Date: January 2010



archaeology

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Bristol (NGR ST62427199)**

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## Summary

*A largely desk-based archaeology and cultural heritage assessment of a proposed development site on Birchwood Road, Brislington has examined available data sources. The application area occupies approximately 0.3 hectares of land including a detached house and garden, currently in a semi-derelict state with evidence of dumping and leveling in places. There are no Scheduled Monuments or Listed Buildings within or close to the application area that might pose a constraint to future development and none within the broader study area that would require consideration by English Heritage. The application lies over part of St Anne's railway tunnel, the entrance portals to which are grade II Listed. The setting of neither is likely to be affected by the development of the site. The site lies outside the Avon Valley Conservation Area. The historical development of the site can be traced to the late 18th century when it lay at the margins of Brislington's common pasture and an area of ancient enclosure. There are no records of archaeological finds or deposits on the site; Romano-British finds are recorded from Rochester road, some 300m northeast of the site.*

## 1. INTRODUCTION

**1.1** This report sets out the results of a largely desk-based archaeology and cultural heritage assessment of the proposed development site at 62 Birchwood Road, Brislington, Bristol centred on ST62427199 (Fig. 1). The study has been prepared for Pegasus Planning Group on behalf of private clients.

**1.2** The study has been prepared in support of a proposed planning application to Bristol City Council for a 52 bedroom care home on the site and has been undertaken by AC archaeology Ltd during January 2010. The aim of the report is to provide an assessment of the known archaeological and cultural heritage issues that relate to the proposed development.

**1.3** The principal area examined for this study comprises approximately 0.3 hectares on a south west sloping ground. The site lies at approximately 25-30m OD. The underlying geology comprises Farrington member and Barren Red member sandstone.

## 2. METHODOLOGY

**2.1** The study has comprised a desk-based assessment, as defined by the Institute of Field Archaeologists *Standards and Guidance*, of the archaeological and cultural heritage resource of the application area plus a zone of up to 500m to provide setting/context.

**2.2** The scope of the study has included archaeological sites and finds (including Scheduled Monuments), historic buildings (including Listed Buildings), historic landscape features (including

Registered Parks and Gardens, Battlefields etc.), or other locally-designated features, or areas, of cultural heritage importance.

**2.3** The following data sources have been examined:

- archaeological, historic building or other heritage designation information held by Bristol City Historic Environment Record (*BCHER*);
- historic maps and documents held at Somerset Record Office, Taunton
- other published or unpublished information, and;
- an inspection of the site on 22 January 2010.

### **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 may be summarised as follows:

#### **Planning Guidance for Archaeology**

**3.2** General policy and advice for best practice in the management of archaeological remains under development plan and control systems has been set out in the Department of the Environment Planning Policy Guidance note 16 (PPG 16, November 1990), relevant extracts of which follow:

*A6: Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and potential for an increase in future knowledge. They are part of our national identity and valuable both for their own sake and for their role in education, leisure, and tourism.*

*A13: If physical preservation in situ is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From the archaeological point of view this should be regarded as a second best option.*

## **Listed Buildings/Structures**

**3.3** Buildings of national, regional, or local historical and architectural importance are protected by the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.

## **Planning Guidance for the Historic Environment**

**3.4** Department of the Environment Planning Policy Guidance Note 15 (1994) provides general policy and advice for the best practice in the management of Listed Buildings, conservation areas and historic parks and gardens under development plan and control systems. This Guidance Note is intended to encompass all previous legislation concerning Listed Buildings, Conservation Areas, Historic Parks and Gardens and Historic Battlefields.

## **Local Authority Plan Policies**

**3.5** Relevant saved policies for the management of archaeology and cultural heritage are set out in the *Bristol Local Plan adopted 1997*.

### ***Policy NE2***

Prominent or strategically important landscape features which make a significant contribution to the landscape character of the city, including green hillsides, promontories, ridges, valleys, gorges and man-made landscapes will be protected. Development which would have a significant adverse effect on identified features of importance as defined on the Proposals Map will not be permitted.

### ***Policy NE9***

Historic parks and gardens and other designed landscapes of national and local importance shown on the Proposals Map and described in the Schedule will be protected. Development which would adversely affect the character or appearance of historic landscapes and their settings, will not be permitted.

### ***Policy B13***

Development should preserve Listed Buildings, their features and settings, and preserve or enhance the character or appearance of the city's designated Conservation Areas, as defined on the Proposals Map. Development which conflicts with these objectives will not be permitted.

### **Policy B17**

Extensions to buildings that contribute to the character of a Conservation Area should not dominate the original building by virtue of their scale, materials or location. Large, unsightly or bulky extensions which would conflict with the form, or harm the appearance of the building and would fail to preserve or enhance the character or appearance of the Conservation Area, will not be permitted.

### **Policy B22**

(i) There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.

(ii) Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation. Where there is evidence of archaeological remains, development will not be permitted except where it can be demonstrated that the archaeological features of the site will be satisfactorily preserved in situ, or a suitable strategy has been put forward to mitigate the impact of development proposals upon important archaeological remains and their settings; or, if this is not possible and the sites are not scheduled or of national importance, provision for adequately recording the site prior to destruction is made, preferably by negotiating a planning agreement to ensure that access, time and financial resources are available to allow essential recording and publication to take place.

Further clarification of the archaeological context for new developments is provided by the Bristol Local Development Framework Supplementary Planning Document Number 7, adopted March 2006.

## **4. HISTORICAL BACKGROUND TO THE SITE**

By John Chandler

### **Introduction**

**4.1** This section of the report presents evidence for the land use history of the site by presenting a sequence of maps covering the period 1780 – 1948 (extracts attached as Appendix 1; approximate site boundaries shown in red where appropriate). The site lay within the ancient Somerset parish of Brislington, close to the Gloucestershire border, but was absorbed into Bristol in 1933. Research has been conducted in the Somerset Record Office, Taunton; if further work is deemed necessary sources held in the Bristol Record Office (currently closed for stocktaking) should also be explored.

**4.2** The most important early maps presented here are an estate map of 1791, the GWR deposited railway plan (signed by I K Brunel) of 1834, and the Brislington tithe map of 1846, as well as large-scale Ordnance Survey mapping from 1890. The 1780 enclosure map depicts part of the site, and small-scale printed maps help to place the pre-urbanised site in its rural context. Deeds and leases among the Gore Langton (of Newton Park) deposit (SRO DD/GL) supplement the cartographic evidence.

## **Summary**

**4.3** Before the area around the site was disrupted by the creation of a short tunnel for the Great Western Railway during the 1830s, the site was part of a small freehold estate, consisting of a house and garden, two closes (south and north) and an orchard and withy bed, belonging in 1791 to Sarah Golstone (128-31 on the 1791 map, and described in the book of reference). The North Close (130 in 1791) apparently belonged to the Goldstone family before enclosure in 1780, but the other land parcels (128, 131) were allotted to James Goldstone by the award (SRO QRDe 130), and the house (129) was presumably built after this and by 1791. Another property, described in 1791 as a cottage and garden (127) already existed by 1780, and in 1846 (by when house 129 had been demolished, presumably as a result of the railway works) it was occupied by William Pillinger, as tenant of the trustee of James Ireland, whose estate also included the rest of Goldstone's holding. The site of this 18th-century or earlier cottage (127 in 1791, 218 on the 1846 tithe map) must lie within or very close to the proposed development.

**4.4** It is clear from the enclosure map of 1780 that the site lay at the margin of Brislington's common pasture and an area of ancient enclosures, which had presumably been created from woodland (Birchwood) or waste by squatters or by assarting sanctioned by the manor. Among the Gore Langton archives are deeds and leases relating to holdings in Brislington (SRO DD/GL/13-23, 124-7), and a systematic check of all this material might clarify and help to date this process. Probably typical is a lease (in bundle DD/GL 125) relating to a house (116 on the 1791 map) and three closes, described as Birchwood Upper, Middle and Lower Grounds, adjacent to the site on its north-east. The lease dates from 1708, but it recites an earlier lease granted by the previous manorial family, the Lacys, in 1650, and states that the property had formed part of a 26-acre holding called Great Birchwood. Thus it seems that encroachment on the manorial waste in the Birchwood area dated from the 17th century or earlier.

**4.5** The later topography of the site can be traced from the large-scale mapping presented in this report; the positions of the railway line and tunnel are useful in pinpointing the precise site. It would doubtless be possible, using records in the Bristol Record Office, to comment on the occupants and land use of the site in the 20th century, and further work on the Gore Langton

archive might clarify its earlier history, but this has not been possible within the time constraints imposed on this research.

## **5. ARCHAEOLOGICAL RECORDS**

**5.1** There are no archaeological sites recorded by the *BCHER* within the proposed application area. There are six recorded archaeological sites within the broader study area (Fig. 1: sites A1-A6). All sites are described in Table 1 and summarised below (sections 5.2-5.8). Archaeological desk-based studies have been carried out in the area previously but none are considered to have covered the application area.

### **Prehistoric**

**5.2** No Prehistoric sites have been recorded within the study area.

### **Romano-British**

**5.3** Two Romano-British sites have been recorded within the study area. An enameled circular Roman brooch (Site A1) and a large Roman coin hoard (Site A2) were found in Rochester Road, c. 300m the north of the application area, during the 1930s.

### **Saxon**

**5.4** No Saxon sites have been recorded within the study area.

### **Medieval**

**5.5** No Medieval sites have been recorded within the study area.

### **Post-Medieval**

**5.6** Two Post-medieval sites have been identified within the study area. The site of St Anne's Station (site A4) lies c. 260m to the northwest of the application area. The tithe map of 1846 depicts a tree lined avenue (Site A5), the former route of which passes c.400m to the southwest of the application area and is now preserved as a footpath.

### **Modern**

**5.7** No Modern sites have been recorded within the study area.



## **Undated**

**5.8** No undated sites have been recorded within the study area

## **6. HISTORIC BUILDING RECORDS**

**6.1** There are two Listed Buildings (B1 and B2) recorded in the *NMR/BCHER* within the study area. Neither is within the boundaries of the application area. A further four structures (B3-B6) are recorded as historic in the *BDHER*. These have no statutory designation. All are shown on Fig. 1 and described in Table 2.

**6.2** St Anne's Tunnel runs on a NW-SE alignment beneath the northeast corner of the application area and also beneath the eastern access road into the area. There are crenulated portal entrances at each end of the tunnel, built by IK Brunel in 1840 for the Great Western Railway. Each entrance is a Grade II listed building (B1 and B2).

## **7. REGISTERED PARKS AND GARDENS**

**7.1** The nearest Registered Park is Brislington House, c. 1.3km to the southeast of the application area. This Grade II\* listed park comprises an extensive early C19 landscape laid out to accompany a purpose built private lunatic asylum opened in 1806. The layout and therapeutic use of these grounds was influential on the development of later establishments for the treatment of mental illness.

## **8. CONSERVATION AREA**

**8.1** The eastern extent of the application area (the access road) lies adjacent to part of the western boundary of the Avon Valley Conservation Area (Fig. 1), designated in 1980 in recognition of its '*secluded riverside charm enhanced by an 18th Century settlement pattern*'.

## **9. SITE CONDITIONS**

**9.1** The site was inspected on 22 January 2010 (see plates 1 and 2).

**9.2** The natural landform slopes down from both north-south and east- west within the site. There are abrupt changes in level on the west and east boundaries and it is difficult to assess how

much of original ground surface survives. The northern part of the site, under the current house, appears to contain infilling. The south may represent original ground levels.

**9.3** The house itself is a chalet style bungalow with rendered exterior. It may be the (much altered and extended) building shown on the 1917 OS map. An external examination suggests that it is of no historical or architectural merit.



**Plate 1: View of southern portion of site**



**Plate 2: View of house and north portion of the site**

## 10. COMMENTS

**10.1** The application area does not contain any Scheduled Monuments or other statutorily protected heritage resources. Two Listed Buildings lie within the broader study area. St Anne's Tunnel entrances lie to the north and east of the area and the tunnel itself runs below part of it.

**10.2** There is no evidence for archaeological deposits on the site. The former structures shown on historical maps are not considered to lie within the development area. The area may be considered to contain potential for Romano-British activity.

## 11. REFERENCES

Collinson, John, *History and antiquities of the county of Somerset*, 1791 (vol.2, 411-14 describe Brislington)

Day and Masters map of Somerset, 1782 [printed small-scale map]

Greenwood, C and J, map of Somerset, 1822 [printed small-scale map]

Ordnance Survey, 1-inch scale first series, sheet 35, published 1830

Ordnance Survey 1:2,500 (25-inch) scale maps, sheets Somerset 6.4 and 6.8, published 1890, 1904, 1917; and NGR series sheets ST6271, 6272, published 1948

SRO DD/GL/125: Bundle of leases, including 1708 deed relating to land at Birchwood

SRO DD/GLd/3: Copies of Brislington enclosure maps, 1780

SRO DD/GLd/4: Plan of an estate in the parish of Brislington . . . surveyed by Benj. Price, 1791, with book of reference

SRO DD/GLd/5: Brislington estate map, 1869 [based on the tithe map]

SRO Q/RDe 130: Brislington enclosure award, with map, 1780

SRO Q/Rup 123: Great Western Railway deposited plan, 1834

SRO T/PH/ti/3: Brislington tithe apportionment and map (microfiche of TNA IR30 30/63), 1846

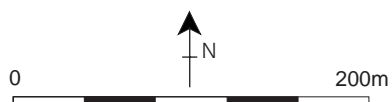
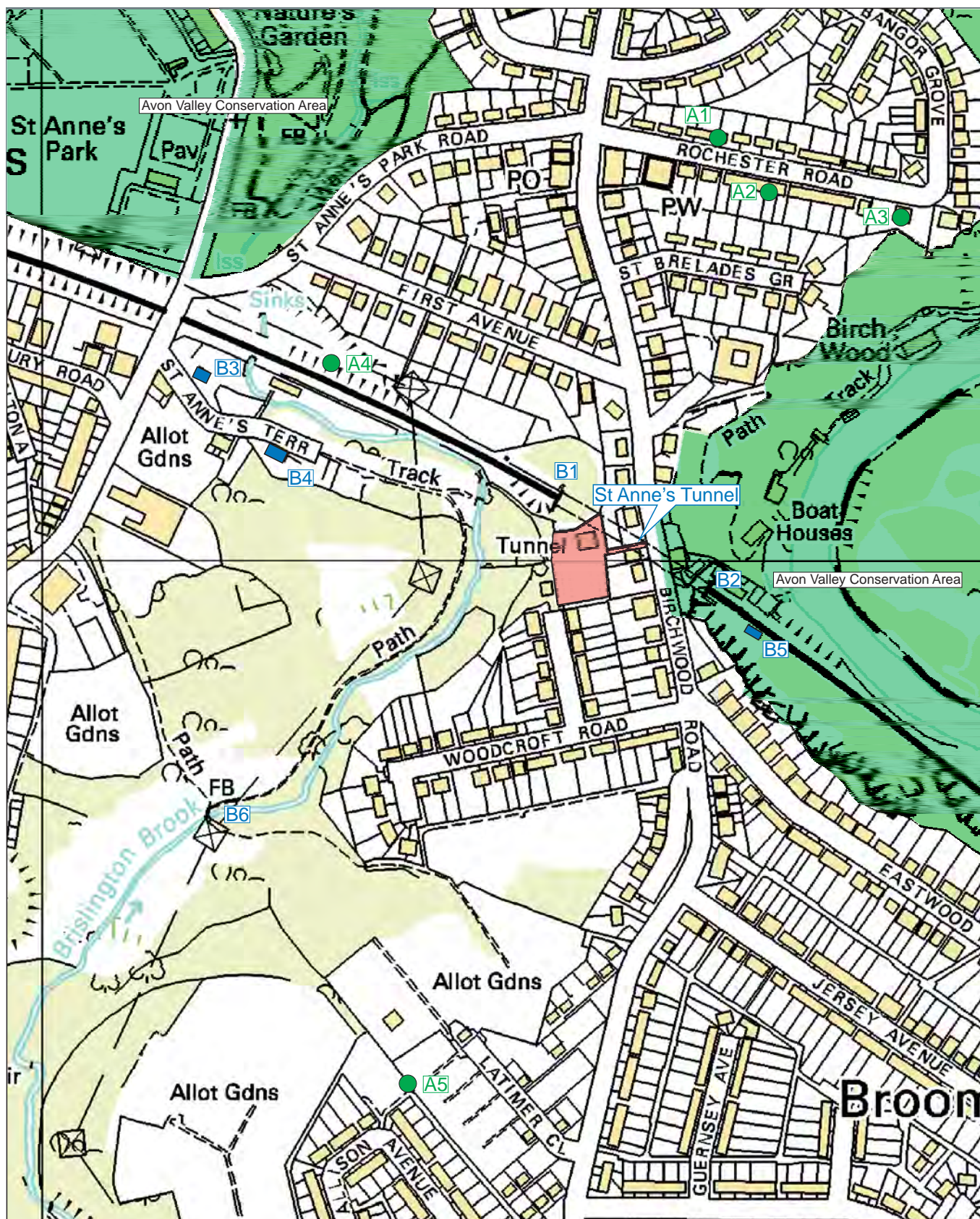
Site no	HER	NGR	Form/Type	Description	Period	Status
A1	20469	ST6253272334	Findspot	15 Rochester Road. An enameled circular Roman brooch was found in 1934	Romano-British	-
A2	11401	ST6259572291	Findspot	24 Rochester Road. A coin hoard was found in 1937. It comprised 1476 denarii in a metal vessel and ranged in date from 1st-4th century AD.	Romano-British	-
A3	22184 22196	ST6266872268	Fieldwork	In 2005 an archaeological desk-based assessment was undertaken on land at 36 Rochester Road. A subsequent archaeological evaluation recorded no archaeological features or finds.	-	-
A4	2033M	ST6224472128	Site of	St Anne's Station. Opened May 1898, unstaffed since 1967 and closed entirely in 1970	Post-medieval	-
A5	22084 22085 3217M	ST6228171592	Site of	The 1846 tithe map depicts a tree lined avenue at Broom Hill leading from the village of Rock to Birchwood Road, along that road for a short distance and then to St Anne's Wood. Probably formed the 'picturesque' part of the landscaped circular walk from Wick House which went along the brook and past the quarry (the 'rugged' aspect of the design). The avenue is largely lost to C20 development, although some of the NW end survives and an existing footpath preserves its route..	Post-medieval	-

**Table 1: Summary of archaeological site data**

Site no	HER No	NMR UID	NGR	Parish	Description	Status
B1	901-1/56/425	378820	ST6251771977	Bristol	St Anne's Tunnel west entrance. 1840. By IK Brunel for the Great Western Railway	Grade II
B2	901-1/56/424	378819	ST6278671772	Bristol	St Anne's Tunnel east entrance. 1840. By IK Brunel for the Great Western Railway	Grade II
B3	3011M 24586	-	ST62124 72145	Bristol	No.3 St Anne's Terrace. Appears to have been in existence by the tithe survey of 1846 as part of a row of possible farm buildings, on the southern corner of a square of buildings around a central yard. By WW1 most of these buildings had been demolished. This property contains the last surviving elements of building from that complex in the form of a chimney breast and side walls within the present building. A DBA of this plot of land was undertaken in 2007	-
B4	3010M	-	ST6218272088	Bristol	Oak and Elm Cottages, St Anne's Terrace. Two cottages, possibly originally a single square structure depicted on the tithe map of 1846 and the first edition OS map of 1890.	-
B5	2226M	-	ST6255371944	Bristol	Pumping house adjacent to the Great Western railway line. Recorded on the Ordnance Survey map of 1904	-
B6	3009M 22091	-	ST6212871799	Bristol	Bridge and ford in St Anne's Wood. A crossing over Brislington Brook was in existence by the time of the tithe survey in 1846. The present bridge lies immediately south of the ford, which partially survives as a series of square blocks lying on the river bed. The present bridge has truncated it suggesting it was out of use by the late C19	-

**Table 2: Summary of historic building data**





PROJECT

Birchwood Road, Brislington

TITLE

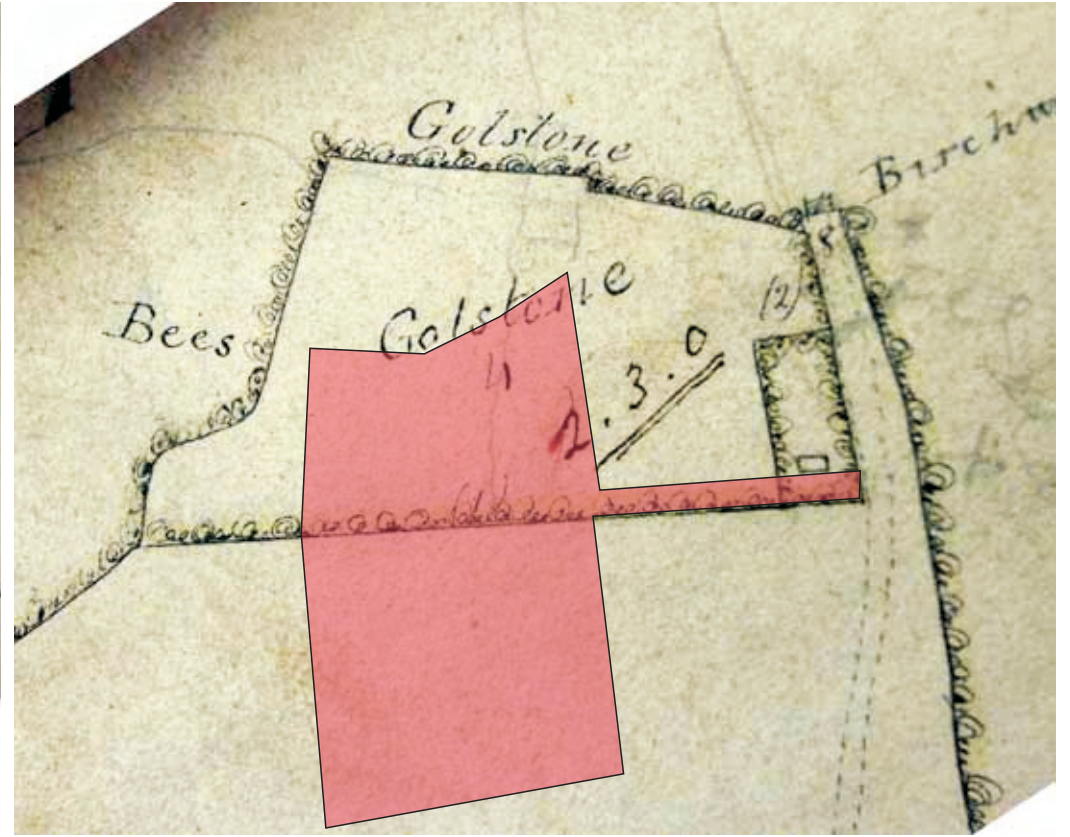
Fig. 1:  
Location of previously recorded sites and  
historic structures



## **APPENDIX 1: Extracts from historic maps**



SRO Q/RDe 130: Brislington enclosure map, 1780, detail and close up



SRO DD/GLd/3: Copies of Brislington enclosure maps, 1780, detail and close up





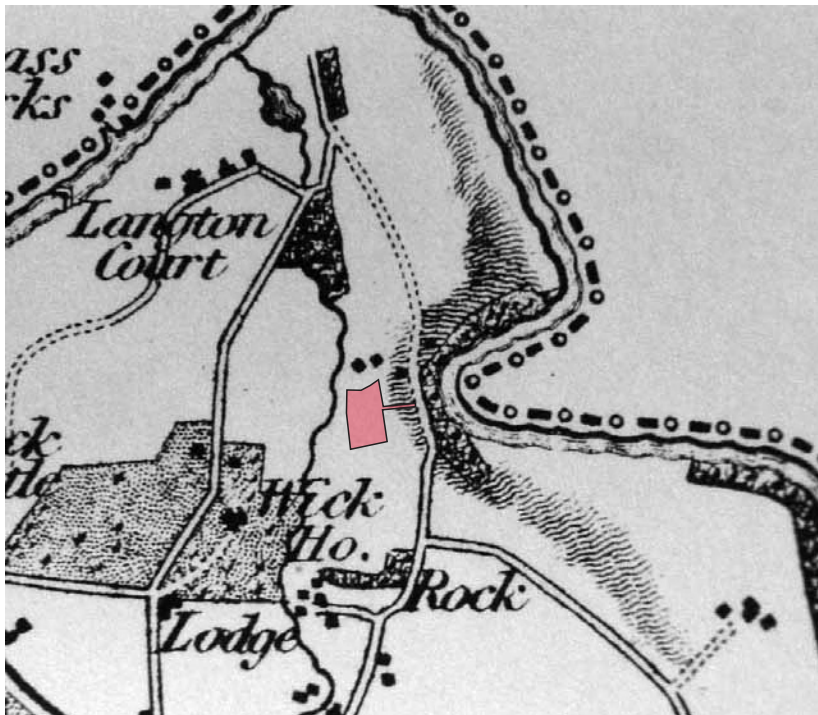
SRO DD/GLd/4: Plan of an estate in the parish of Brislington...surveyed by Benj. Price, 1791, detail





SRO DD/GLd/4: Plan of an estate in the parish of Brislington...surveyed by Benj. Price, 1791, close-up





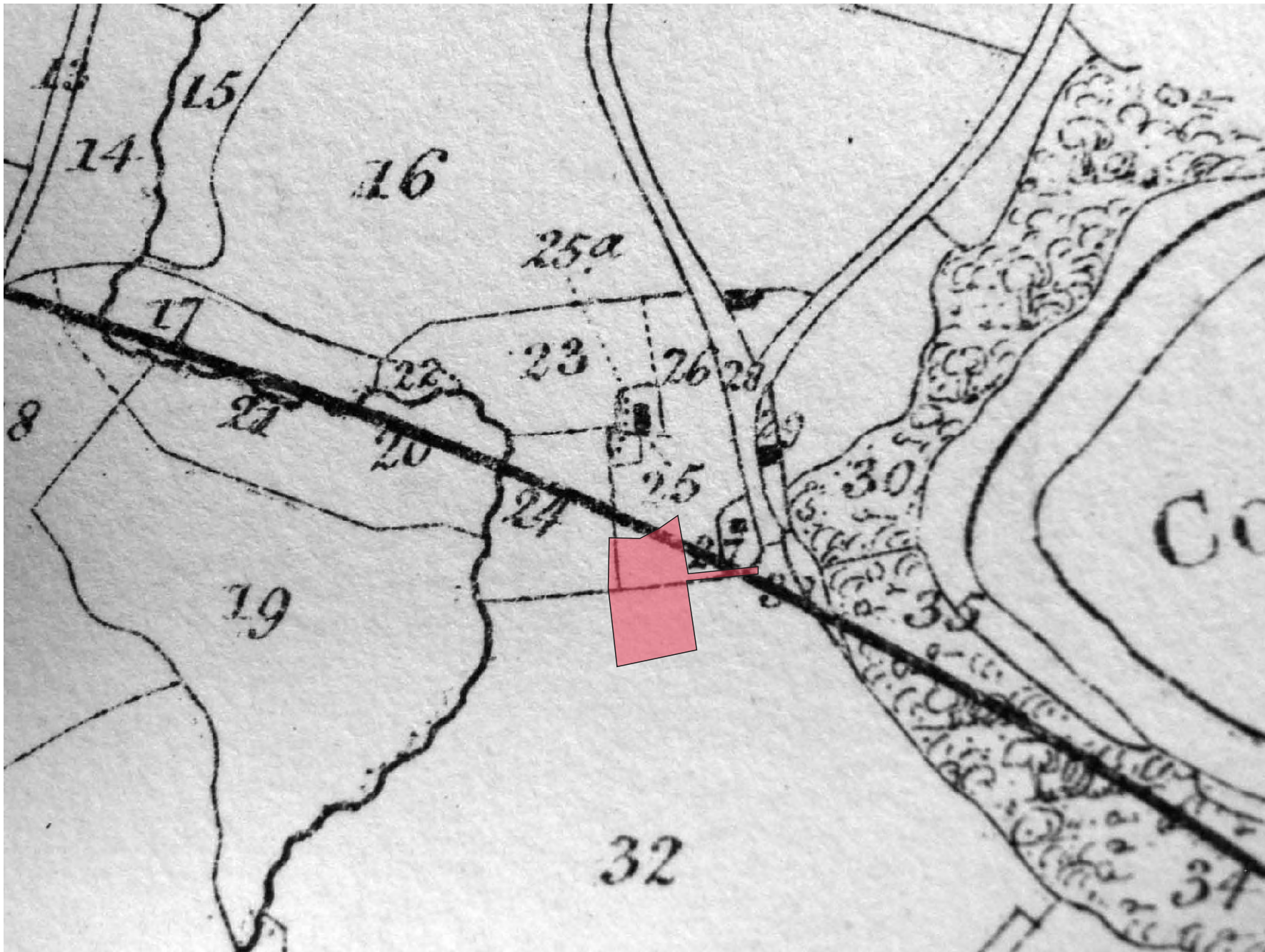
*Small-scale printed maps:*

Day and Masters map of Somerset, 1782 (above left)

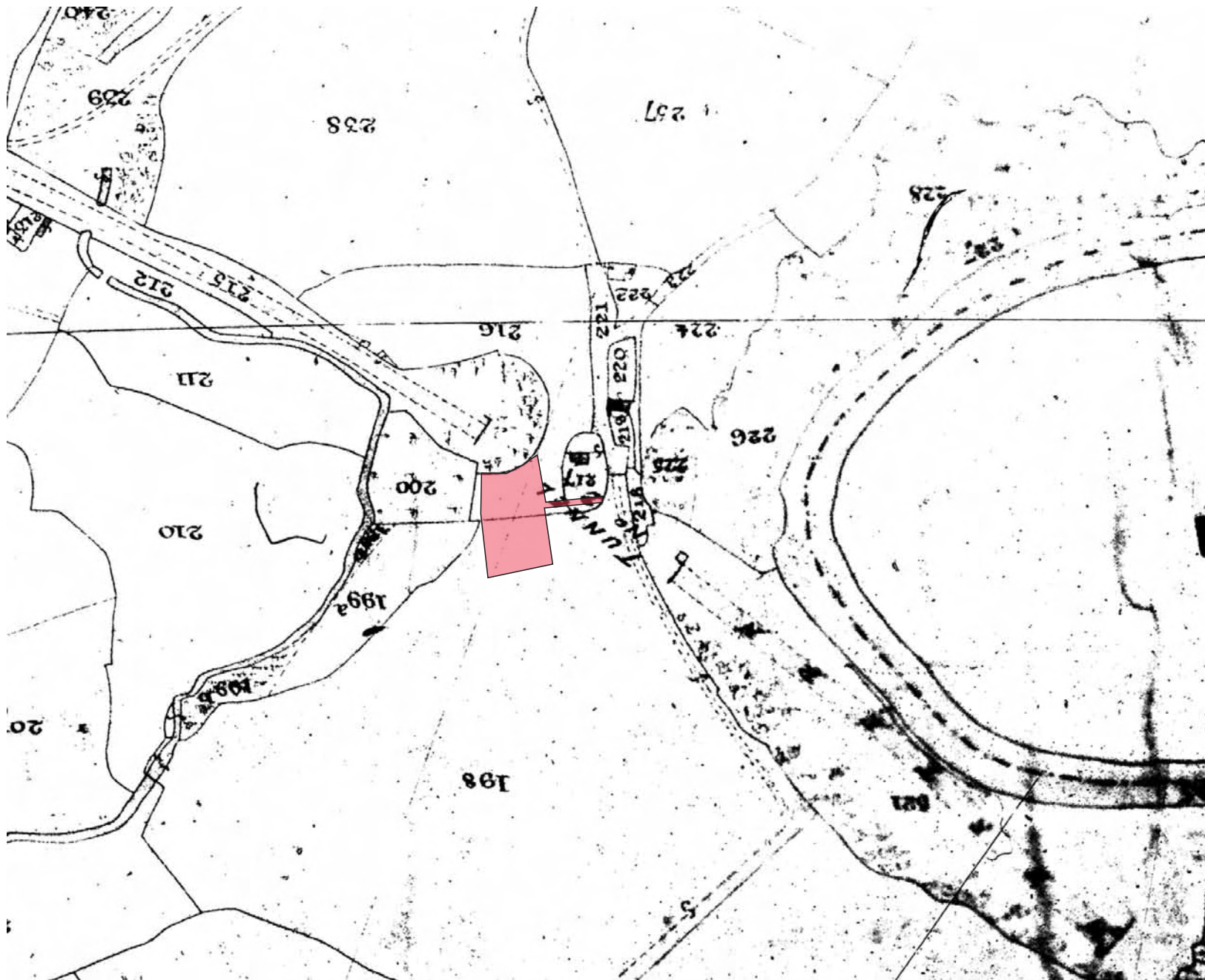
Greenwood, C and J, map of Somerset, 1822 (left)

Ordnance Survey, 1-inch scale first series, sheet 35, published 1830, surveyed 1815 (above)



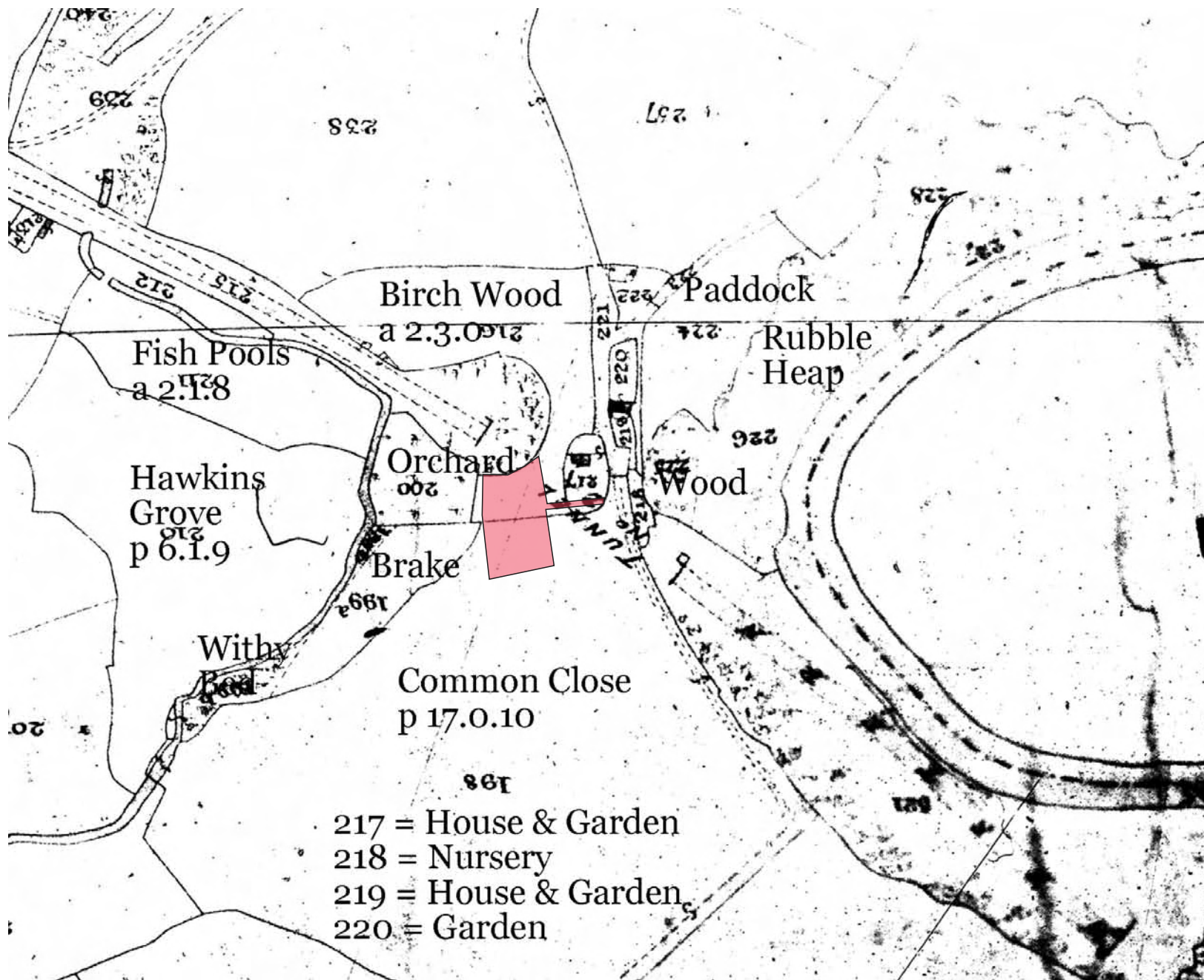


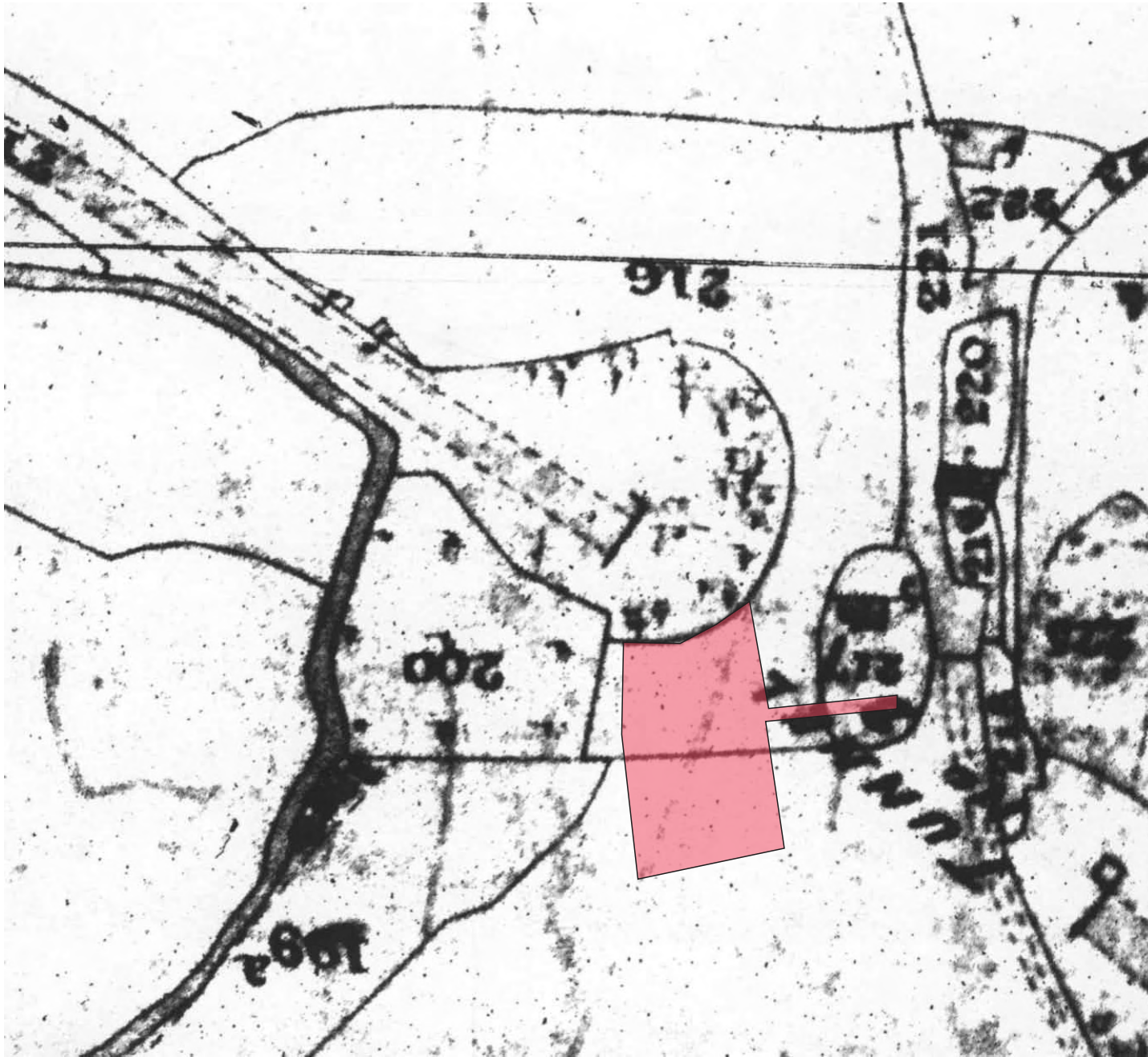
SRO Q/Rup 123: Great Western Railway deposited plan, 1834



SRO T/PH/ti/3: Brislington tithe map (microfiche of TNA IR30 30/63), 1846, detail

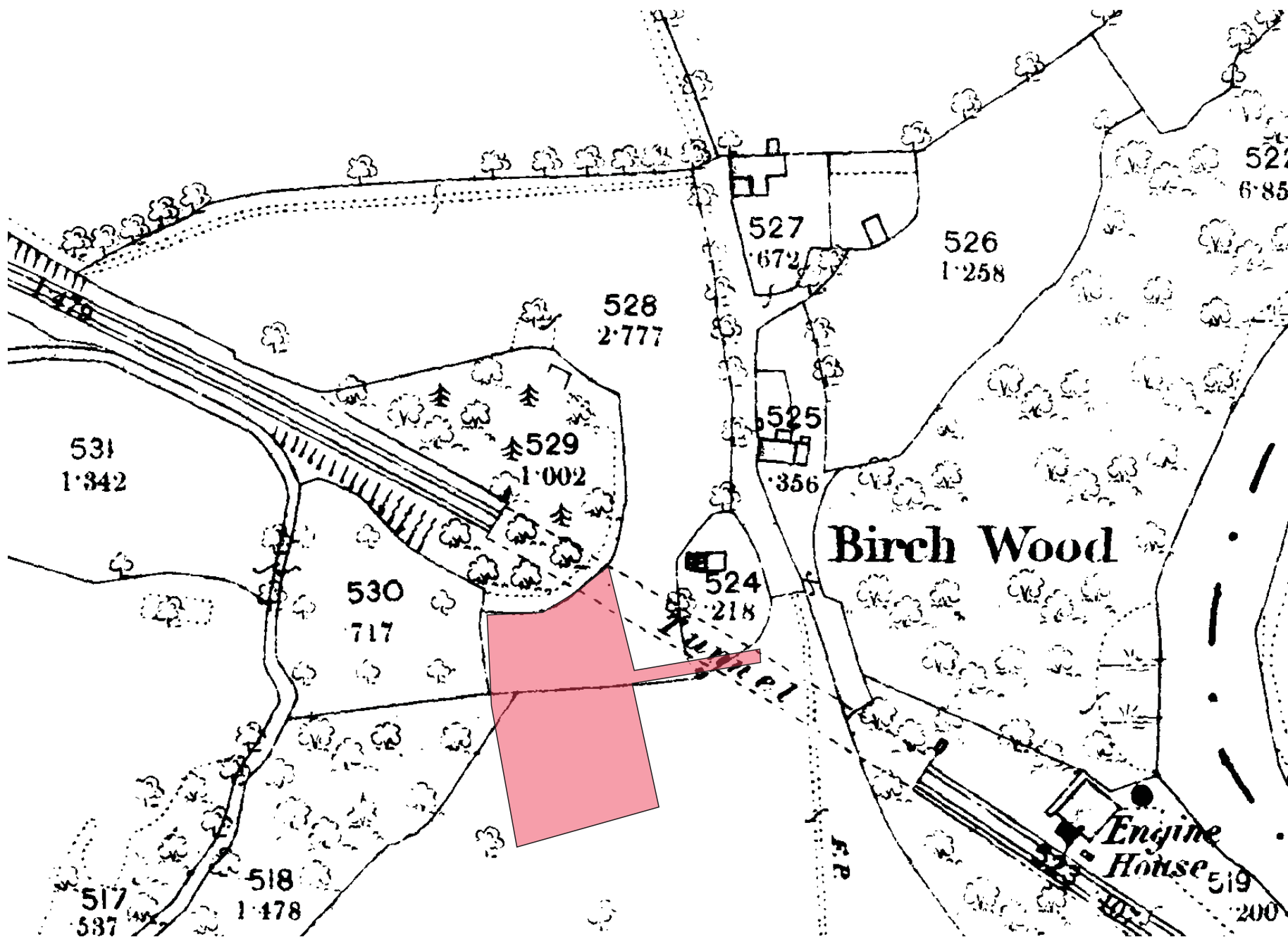




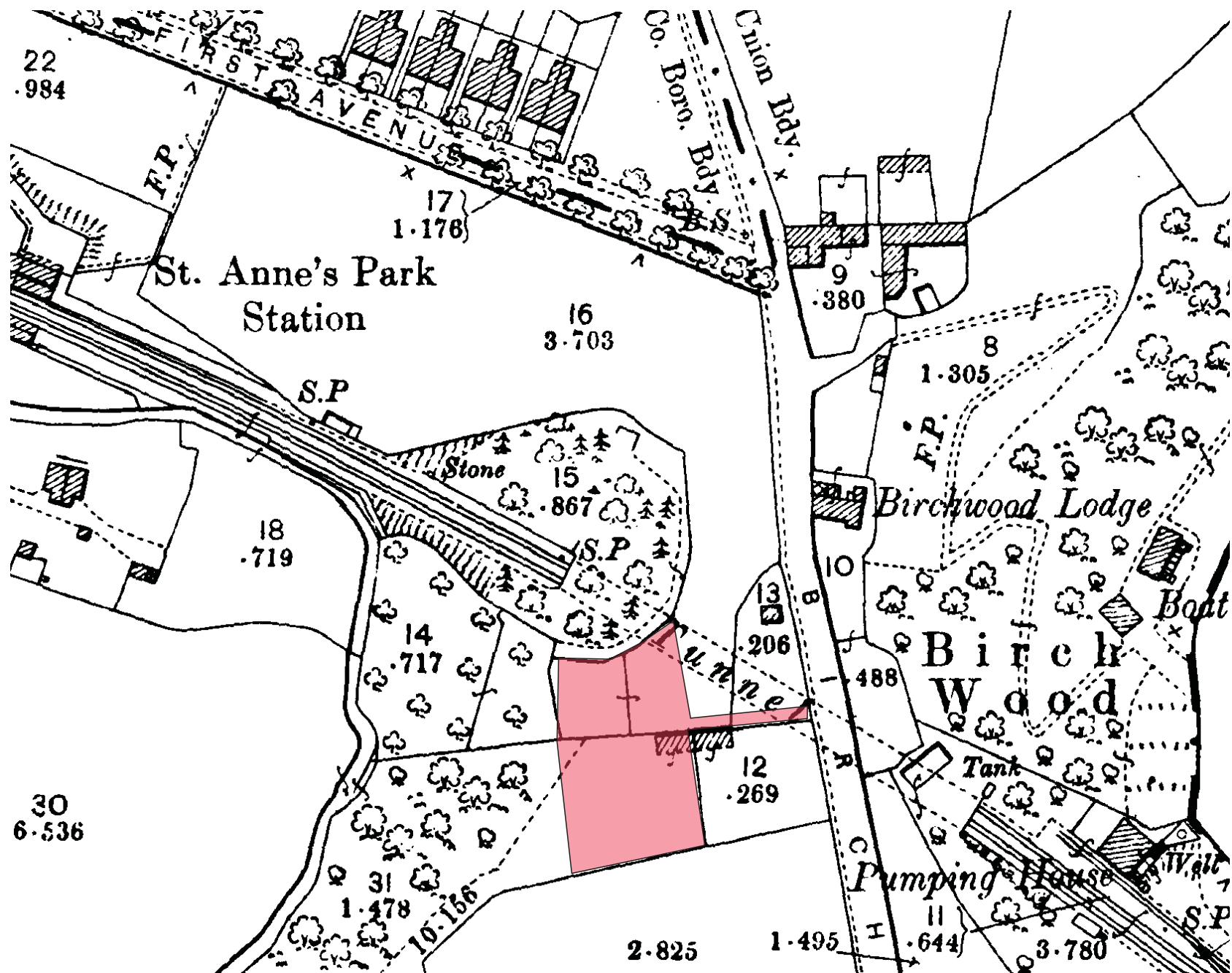


SRO T/PH/ti/3: Brislington tithe map (microfiche of TNA IR30 30/63), 1846, close-up



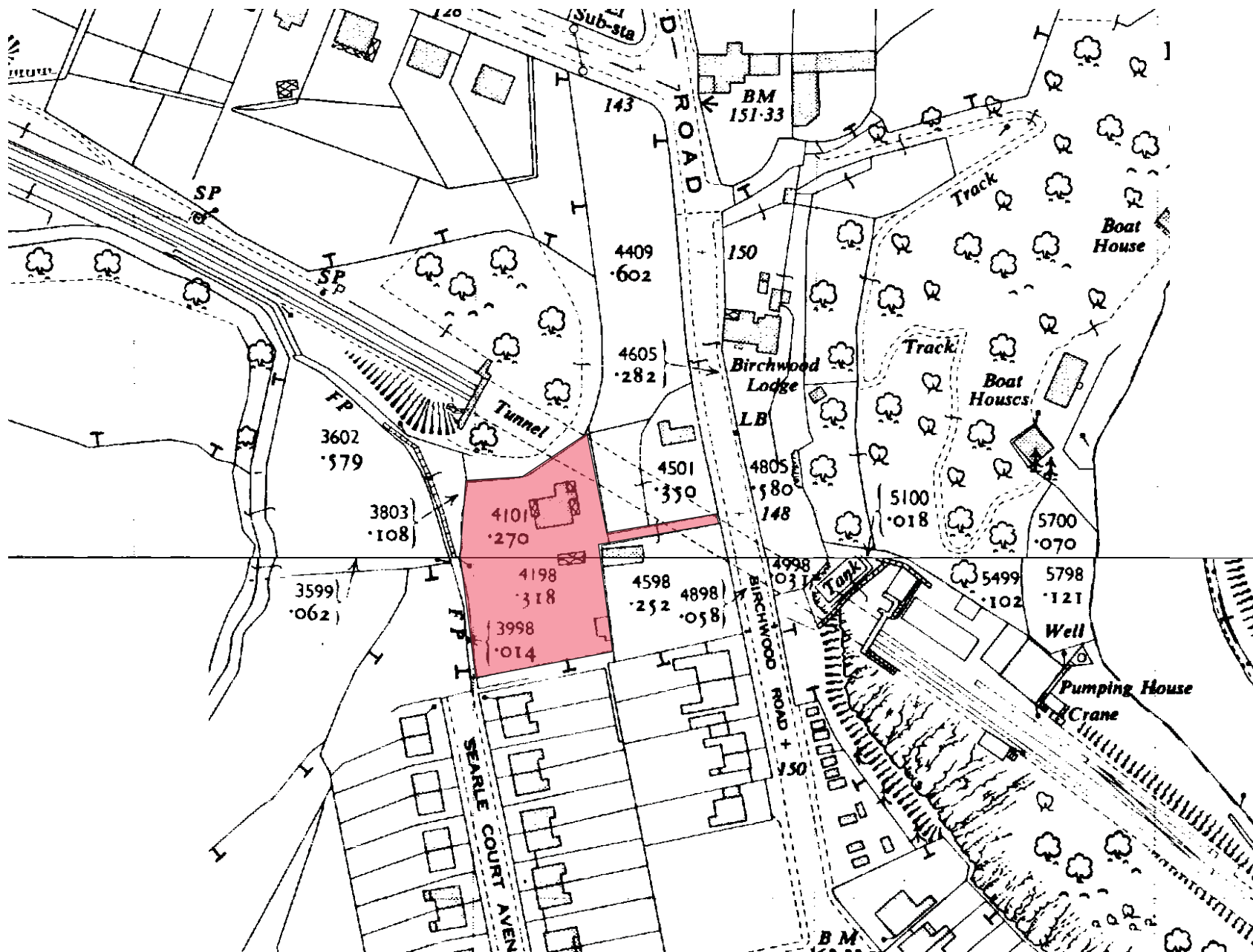


Ordnance Survey 1:2,500 (25-inch) scale maps, sheets Somerset 6.4 and 6.8, published 1890, detail



Ordnance Survey 1:2,500 (25-inch) scale maps, sheets Somerset 6.4 and 6.8, published 1904





Ordnance Survey 1:2,500 (25-inch) scale maps, sheets ST6271, 6272, published 1948

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