# Proposed developed on land off Filwood Road, Fishponds, Bristol

NGR ST63417533

Desk-based historic environment assessment Bristol HER No.24974

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On behalf of: Pegasus Planning Group

Document No: ACW328/1/0

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### PROPOSED DEVELOPMENT ON LAND OFF FILWOOD ROAD, FISHPONDS, BRISTOL

#### **Desk-based historic environment assessment**

### Report prepared by Sarah Cottam with contribution by John Chandler

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Fig. 1: Location of recorded heritage assets within study area

**APPENDIX 1: Extracts from historic mapping** 

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**Summary** 

A largely desk-based assessment of the potential historic environment issues relating to a proposed

development on land off Filwood Road, Fishponds, Bristol, has examined available data sources. The

application area occupies approximately 4.3 hectares of land currently occupied by a factory.

Within the application area or the broader study area there are no Scheduled Monuments or Listed

Buildings that could pose a constraint to future development. Part of the study area lies within the

Stapleton and Frome Valley Conservation Area.

There are no records of archaeological finds or deposits on the application site. The site was,

historically, part of Kingswood Common and remained as open grazing land until inclosed between

1779 and 1783. In 1897 Bristol's boundaries were extended to include Fishponds, and city industries

began to move to green field sites there. The first buildings on the application site were those of ES&A

Robinson who opened a large cardboard box factory there some time around 1930. The factory

buildings survive and are still in use.

There is no evidence to suggest that the site contains buried archaeological deposits that should be

considered significant. The extent of twentieth century development is likely to have significantly

reduced the potential for the survival of medieval or earlier deposits on the site.

1. INTRODUCTION

1.1 This report sets out the results of a largely desk-based archaeology and cultural heritage

assessment of a proposed development site on land off Filwood Road, Fishponds, Bristol,

centred on ST63417533 (Fig. 1). The study has been prepared for Pegasus Planning Group.

1.2 The study has been prepared in support of a proposed planning application to Bristol City

Council for a mixed residential and employment development. It was undertaken by AC

archaeology Ltd during January 2011. The aim of the report is to provide an assessment of the

known heritage assets that may contribute to the historic environment of the proposed

development site.

**1.3** The application area comprises a level parcel of land, approximately 4.3 hectares in extent,

bounded on three sides by Filwood Road, Goodneston Road and Enfield Road and by property

boundaries to the south. The site lies at approximately 60m OD. The underlying geology includes

the boundary between Downend sandstone and coal measures.

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2. **METHODOLOGY** 

2.1 The study consisted of a desk-based assessment, as defined by the Institute for

Archaeologists Standards and Guidance, of the heritage assets that contribute to the historic

environment of the application area and of a surrounding zone (radius c.300m) intended to

provide an immediate context.

2.2 The scope of the study included designated heritage assets (world heritage sites, scheduled

monuments, listed buildings, conservations areas, battlefield sites, registered parks and

gardens) and non-designated assets (archaeological sites and finds, historic buildings, other

historic landscape features or other locally-designated features, or areas, of cultural heritage

importance).

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

Historic maps and documents held at Bristol Record Office and Bristol Central Library;

Archaeological, historic building or other heritage designation information held by Bristol City

Historic Environment Record (BCHER);

Archaeological, historic building and other heritage designation information held by English

Heritage in its National Monuments Record (NMR) at Swindon;

Other published or unpublished information, and;

A site inspection carried out by Mark Corney on 9th January 2011.

LEGISLATION AND GUIDANCE 3.

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 and the Historic Environment

3.2 General policy and guidance for the conservation of the historic environment under

development control procedures are now contained in Planning Policy Statement 5: Planning for

the Historic Environment (formerly Planning Policy Guidance notes 15 and 16), released 23rd

March 2010. Archaeological sites, buildings, parks and gardens, 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 unified policy system.

The relevant policies are listed below:

Policy HE1: Heritage assets and climate change

Policy HE2: Evidence base for plan-making

Policy HE3: Regional and local planning approaches

Policy HE4: Permitted development and Article 4 directions

Policy HE5: Monitoring indicators

Policy HE6: Information requirements for applications for consent affecting heritage assets

Policy HE7: Policy principles guiding the determination of applications for consent relating to

all heritage assets

Policy HE8: Additional policy principle guiding the consideration of applications for consent

relating to heritage assets that are not covered by Policy HE9

Policy HE9: Additional policy principles guiding the consideration of applications for consent

relating to designated heritage assets

Policy HE10: Additional policy principles guiding the consideration of applications for

development affecting the setting of a designated heritage asset

Policy HE11: Enabling development

Policy HE12: Policy principles guiding the recording of information relating to heritage assets

#### **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.

#### **Local Authority Plan Policies**

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

#### 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.

HISTORICAL DEVELOPMENT OF THE SITE 4.

By John Chandler

Introduction

4.1 This section of the report presents a sequence of historic maps (Maps reproduced in

Appendix 1) relating to the land use history of the application area. Research was conducted in

the Bristol Record Office and Bristol Central Library, and thanks are offered to the staff of both

establishments. Because the site formerly belonged to the Badminton estate, whose estate

records are deposited in Gloucestershire Archives, Gloucester, it is known that relevant plans

and other historical records exist among this deposit, and details have been obtained via online

catalogues. It is not thought, however, that these add substantially to the information presented

here, although - should it be deemed necessary - further research could be conducted at

Gloucester.

History of the site

**4.2** The site lies in the ancient Gloucestershire parish of Stapleton, within the part of that parish

formerly in Kingswood Common or Forest. Fishponds lay within Kingswood Forest, a medieval

royal forest attached to Barton Manor, which supported and was administered by Bristol Castle.

Graphic Packaging, Goodneston Road, Fishponds:

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The 1610 map shows the 'New Pools' (i.e. Fishponds), but no settlement in the area. However Lodge Causeway, close to the southern boundary of the application area, was said by Latimer

(1893, 437) to be an ancient division of the forest, and so may have existed at this time.

Kingswood Forest was separated from Barton in 1563 and liberties within it were sold by the

crown. The Berkeley family acquired Stapleton liberty, including Fishponds, from whom it passed

to the Beauforts of Badminton House (Penny, online; Glos Archives, online).

4.3 Among the Badminton muniments in Glos. Archives are an abstract of title to Kingswood

liberty, 1543-c.1779 (GA D2700/QP9/1/4), a survey, 1652 (GA D2700/QP9/1/1), and a map,

1672 (GA D2700/QP15/1), all of which may help to establish whether any features or structures

had appeared on the site prior to 1714/15. In that year John Berkeley, lord of Stapleton manor,

agreed with the freeholders to pay an annual sum to Stapleton churchwardens in return for leave

to enclose up to 30 acres of Kingswood common in order to keep horses to work his coal pits.

These were the fields which became known as 'The Tynings', a west-country term for fenced

enclosures (GA D2700/QP9/1/1).

**4.4** Kingswood forest or common was inclosed between 1779 and 1783, and the previously

enclosed Tynings are clearly shown on maps associated with this process and later. The whole

site falls within them, and their divisions have governed its topography and that of neighbouring

streets. From inclosure onwards the maps submitted with this report give a clear picture of

developments on the site. In 1858 land at Stapleton was put up for sale by the estate (GA

D2700/QP15/18 [not consulted]; Glos. Archives, online), and it is likely that the Tynings were

disposed of at this time.

4.5 Plans to build the horse-drawn Coalpit Heath Railway (Site 7) across the Tynings were

submitted in 1827; the railway was opened in 1835 and closed in 1966 (Bartlett 2004, 75-7).

**4.6** In 1897 Bristol's boundaries were extended to include Fishponds, and city industries began

to move to green field sites there. Although a path or road is shown on the Ordnance Survey

map of 1913, the application area does not appear to have been developed until sometime

around 1930 when ES&A Robinson opened a large cardboard box factory there. During World

War II the company produced aircraft components for the Bristol Aircraft Company. Robinson's

factory closed in 1996 and the site and buildings were taken over by Graphic Packaging.

**4.7** A school and allotments, both first shown on the 1950 Ordnance Survey map, have since

gone and the land has been incorporated into the factory works.

5. HERITAGE ASSETS

**5.1** One designated and eleven non-designated heritage assets have been identified during this

study. All are shown on Fig. 1, described in Appendix 2 and summarised below.

**Designated assets** 

5.2 There are no designated heritage assets within the application area. One designated

heritage asset, the Stapleton and Frome Valley Conservation Area (Site 1), lies partly within the

broader study area.

Non-designated assets

5.3 There are no heritage assets within the application. Eleven heritage assets have been

recorded within the broader study area. A Roman coin of Constantius II (Site 6) has been found

although the precise location is unknown.

**5.4** An archaeological desk-based study of the former Auto Body Works was undertaken in 2000

(Site 5), confirming coal mining within the area and suggesting that this industry may have early

origins, starting possibly in prehistoric or Romano- British times. Two 'old coal pits' recorded on

first edition Ordnance Survey maps (Sites 9 and 10) are undated but may relate to the mining

activity recorded in the early 18th century.

5.5 The Bristol and Gloucester Railway (Site 7) ran to the north of the application area and

originally transported coal from the coalfields to the docks using horse-drawn wagons before

becoming part of the main line between Birmingham and Penzance. Sites 2 and 4 were

structures associated with this railway.

5.6 A range of industrial buildings (Site 3), an 18th century farmhouse (Site 8), the former

mission church of St John the Divine (Site 12) and the later Church of St John the Divine (Site

11) are all extant historic structures with no statutory designation.

SITE CONDITIONS 6.

6.1 This section of the report is based on a site visit of January 9th 2011 comprising a walk

around the perimeter of the complex using Goodneston Road, Filwood Road and Enfield Road.

The southern frontage could not be accessed as it is masked by modern dwellings which front

onto Lodge Causeway. Based upon appearance the earliest part of the complex dates from

between the two World Wars and the main facade (and entrance) faces to the north-east fronting onto Filwood Road (Plate 1). The interior of the building has not been examined.



Plate 1: View to north-west of complex facade fronting onto Filwood Road

**6.2** The flat-roofed frontage is of mixed media with brick dominating at each end with pavilion like terminals featuring engaged decorative pilasters (Plates 1 and 2). The central part of the frontage is largely of plate glass and probably represents a modification of the original building.

**6.3** To the rear of the factory frontage, the works comprise a series of interlinked structures of varying design, materials and function. Along Goodneston Road, forming the NW side of the complex, the frontage is single storey and high roofed with access on to the road; (Plate 3) and towards the SW end is a high walled brick and glass workshop with corrugated asbestos north light roof (Plate 4).



Plate 2: Detail of NW corner pavilion; view to SW along Goodneston Road



Plate 3: View to NE along Goodneston Road



Plate 4: Goodneston Road frontage at SW corner of the complex, close to the junction with Lodge Causeway. View to the NE

**6.4** Along Enfield Road, which forms the south-east limit of the factory plot, the buildings are less uniform in style and media. At the SW end the facade is primarily of brick (Plate 5), and in the central area of the plot corrugated metal structures dominate (Plate 6).



Plate 5: South-east corner of the complex. View to NE along Enfield Road



Plate 6: Site entrance onto Enfield Road. View to W

#### 7. ASSESSMENT OF SIGNIFICANCE

**7.1** This assessment report has provided a summary of all recorded heritage assets within the study area as a result of a search of a range of archaeological and related databases. Each source has its own limitations. Documentary sources were seldom compiled for archaeological purposes, contain inherent bias, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

#### **7.2** PPS5 states, in Policy HE6.1, that

Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation

**7.3** PPS5 provides no terminology or criteria for ranking the significance of non-designated assets. It is therefore necessary to define a method for the assessment of individual heritage features. In the absence of a nationally accepted means of ranking the importance of archaeological and cultural heritage assets (other than the Secretary of State's non-statutory criteria for the assessment to national importance), a set of terms has been applied in order to provide a comparison of the relative importance of any cultural heritage features present on the site. The gradings are set out in Table 1 below.

GRADING	GRADES OF SIGNIFICANCE					
А	National significance	Any designated or other asset considered to be of national significance due to its archaeological, architectural, artistic or historic interest. The asset would score high using the non-statutory criteria for assessing scheduled monuments.				
В	Regional/County significance due archaeological, architectural, artistic or historic interest. The asset would moderate using the non-statutory criteria for assessing scheen monuments.					
С	Local significance	Any asset considered to be of local significance due to its archaeological, architectural, artistic or historic interest. The asset would score low using the non-statutory criteria for assessing scheduled monuments.				
D	Not significant	Any asset that is not considered to be of archaeological, architectural, artistic or historic interest significance				

- **7.4** The Stapleton and Frome Valley Conservation Area is a designated asset and therefore considered to be of national significance. However, its distance from the application area means its character and setting is unlikely to be affected by the proposed development.
- **7.5** The non-designated assets within the study area are all considered to be of local significance for the archaeological information they provide in understanding the industrial development of the Fishponds area of Bristol.

#### 8. COMMENTS

- **8.1** There are no designated heritage assets within the application area. Part of the Stapleton & Frome Conservation Area lies within the northern part of the study area. It is not considered that its setting will be affected by the development proposals.
- **8.2** There is no evidence for archaeological deposits within the application area. The historical study indicates that the site was open grazing land until the early 20th century when it was developed as part of Bristol's industrial expansion. The extent of the subsequent development may have significantly affected the survival of any medieval or earlier archaeological deposits on the site.

**8.3** The majority of the buildings on the site appear to be those built for the original cardboard box factory c.1930. Although they appear to be largely unchanged, they are externally of a fairly utilitarian construction and are not considered to be of great architectural, historic or aesthetic value.

#### 9. REFERENCES

Printed and online sources consulted:

Bartlett, John, Fishponds (Images of England), Tempus 2004

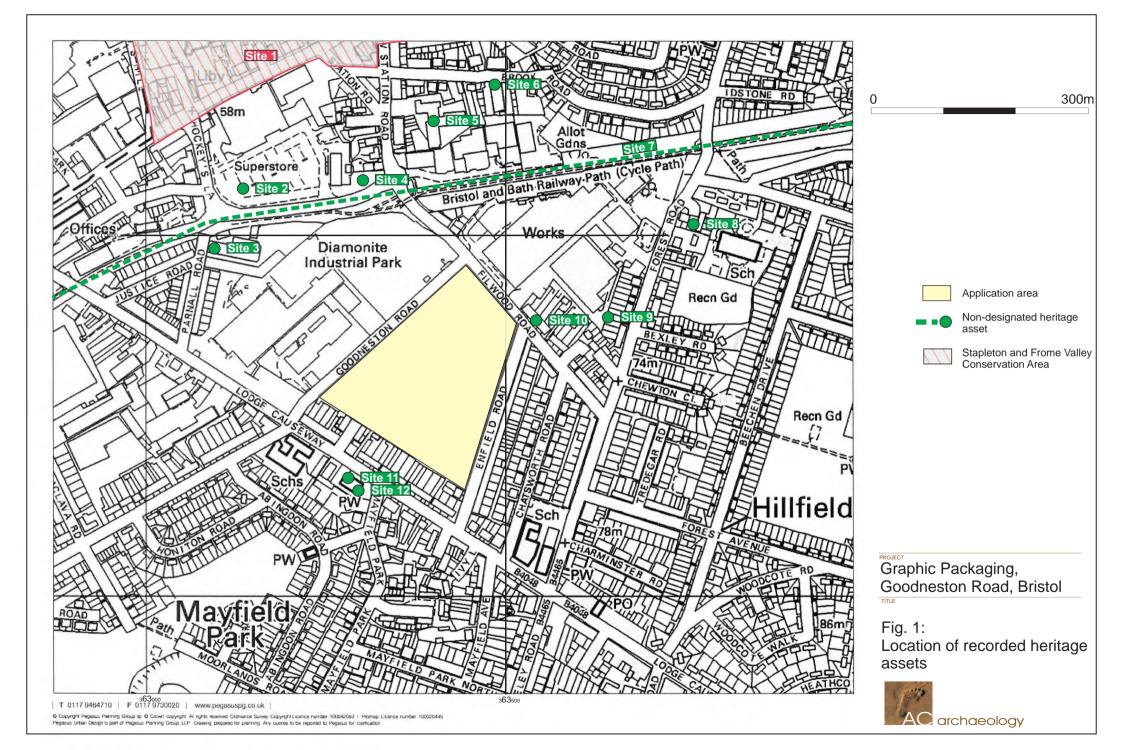
Braine, A, The history of Kingswood Forest . . . 1891

Glos. Archives, online introduction to D2700, Badminton Muniments (via a2a website, accessed 17 June 2010)

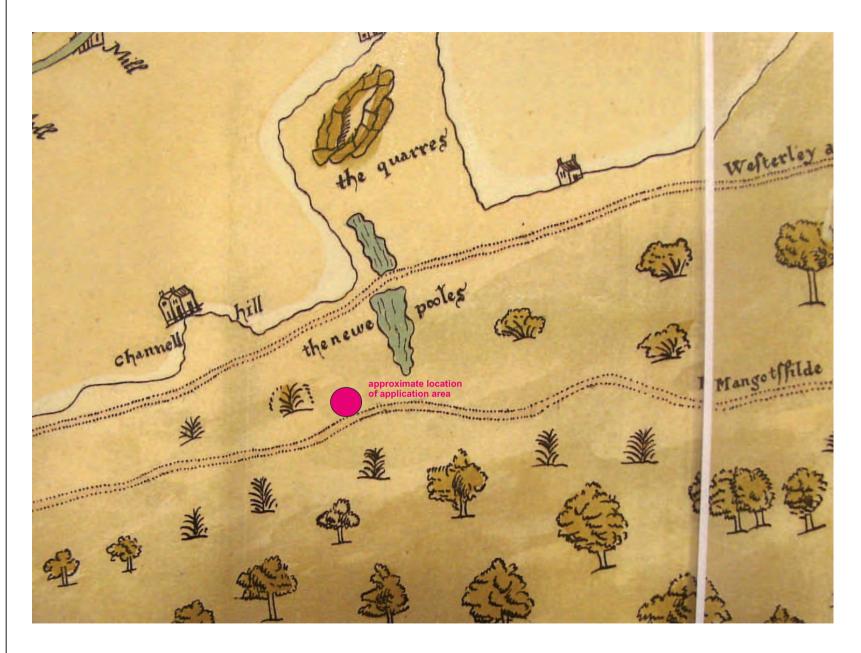
Latimer, John, The annals of Bristol in the eighteenth century, Bristol 1893, vol. 2

Penny, John, 'The Kingswood Forest, Stapleton and Fishponds . . .'

http://fishponds.org.uk/kingsfor.html (accessed 17 June 2010)



## Appendix 1 Extracts from historic mapping

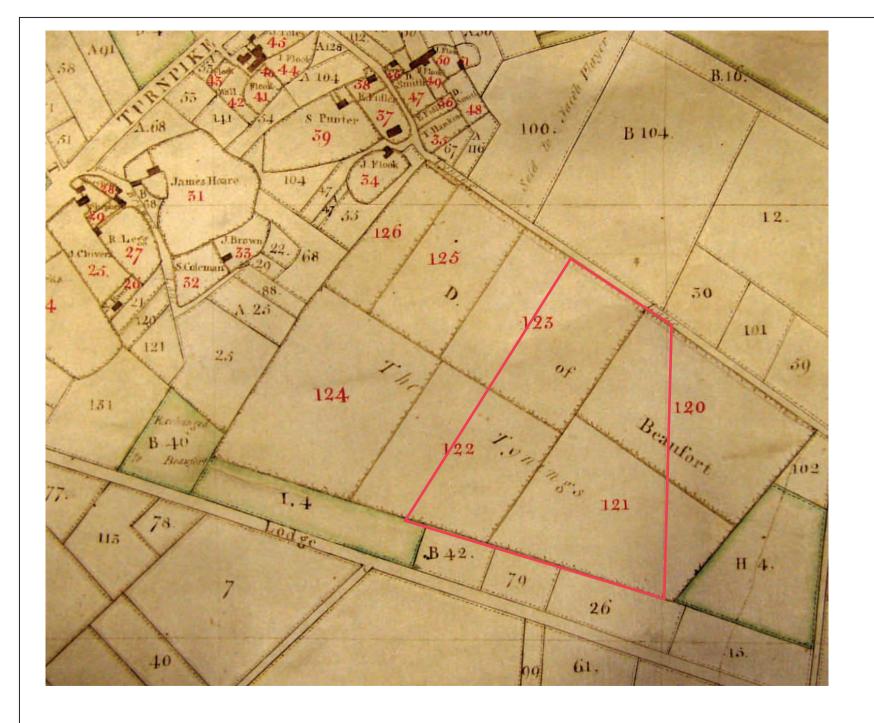


Goodneston Road, Fishponds

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Map 1: Map of Kingswood Forest, 1610



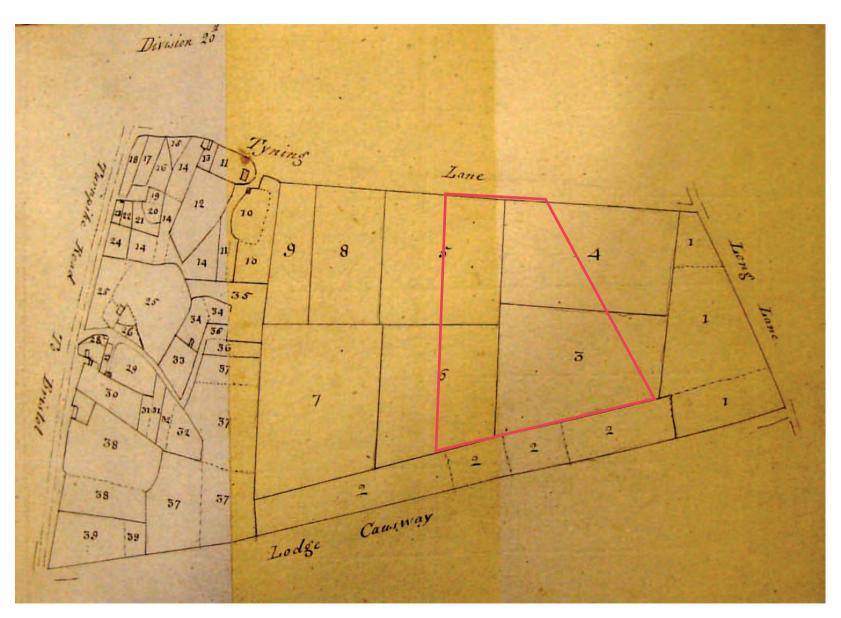


Goodneston Road, Fishponds

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Map 2: Western part of Kingswood Common, 1781





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Map 3: Untitled survey book of Stapleton and Kingwood, late 18th century



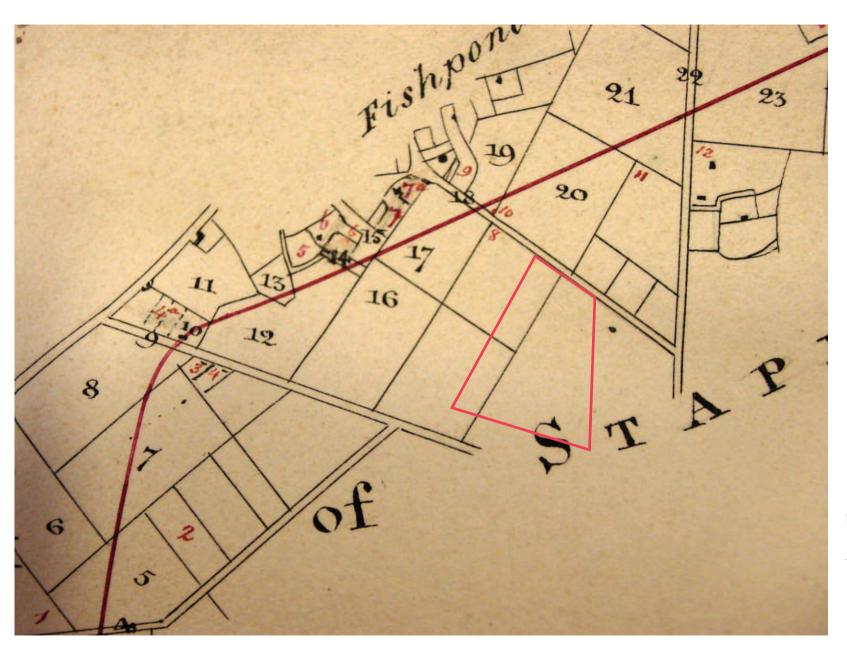


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Map 4: Plan of the parish of St George and part of Stapleton, 1803



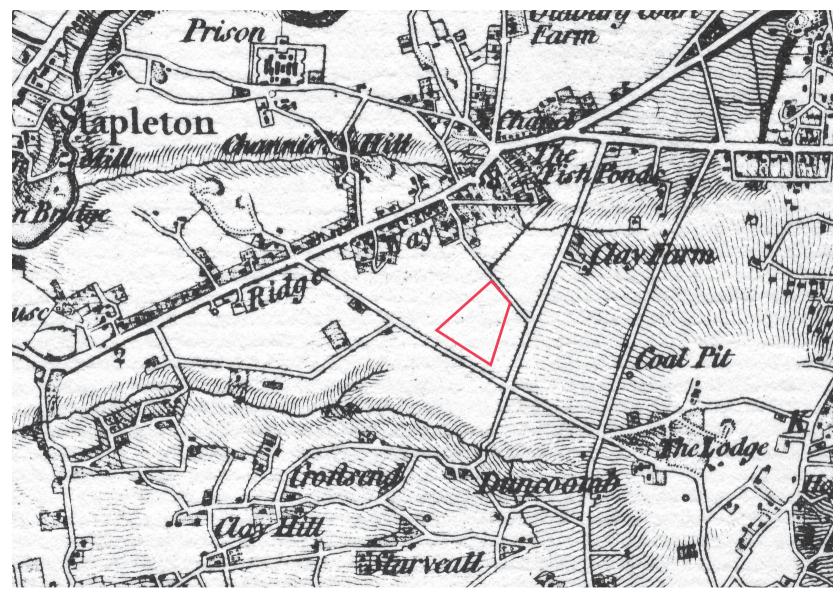


Goodneston Road, Fishponds

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Map 5: Clerk of Peace deposited plans, Coalpit Heath Railway, 1827

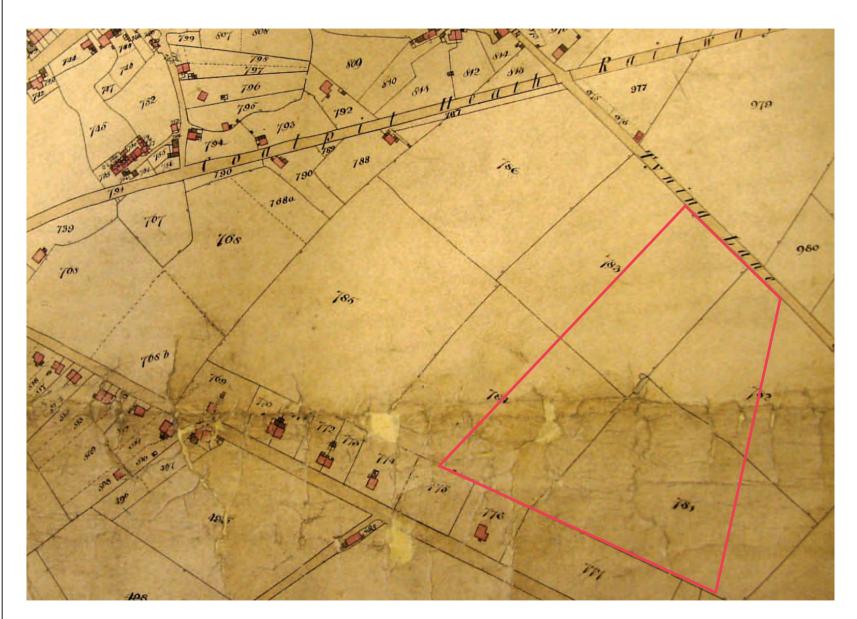




Goodneston Road, Fishponds

Map 6: Ordnance Survey 1-inch 1st edition, 1830





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Goodneston Road, Fishponds

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Map 7: Stapleton tithe map, 1839





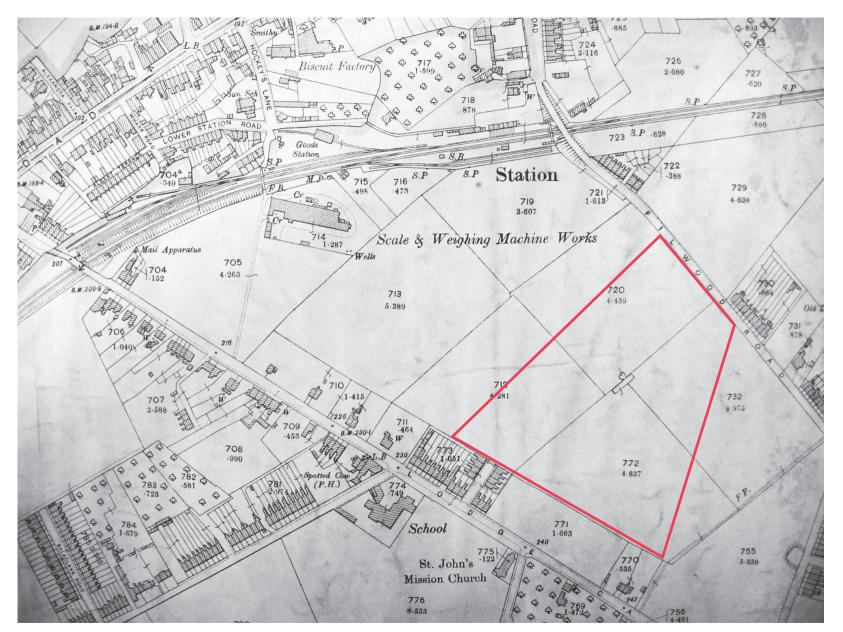
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Map 8: Ordnance Survey 25-inch plan sheet Glos 72.10, 1881



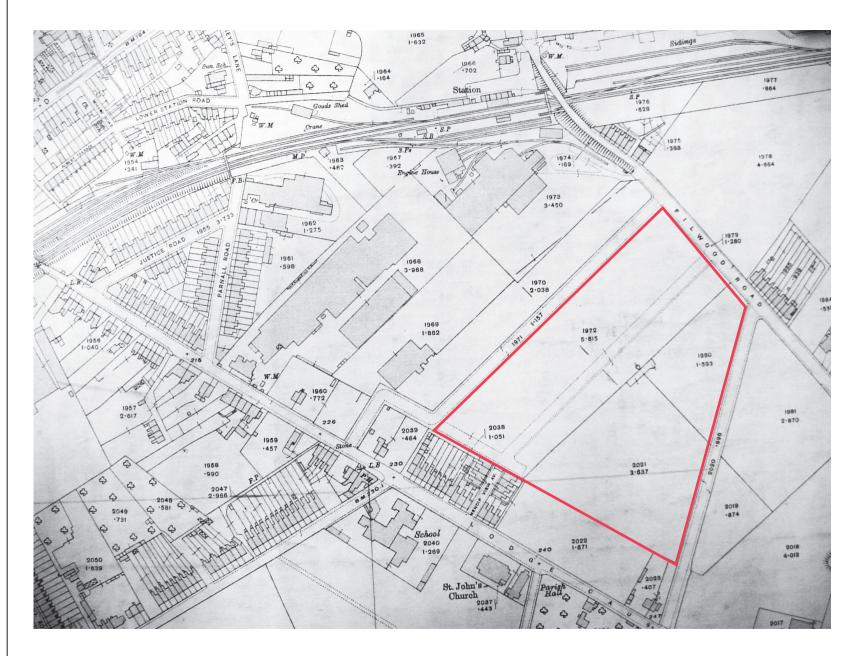


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Map 9: Ordnance Survey 25-inch plan sheet Glos 72.10, 1902





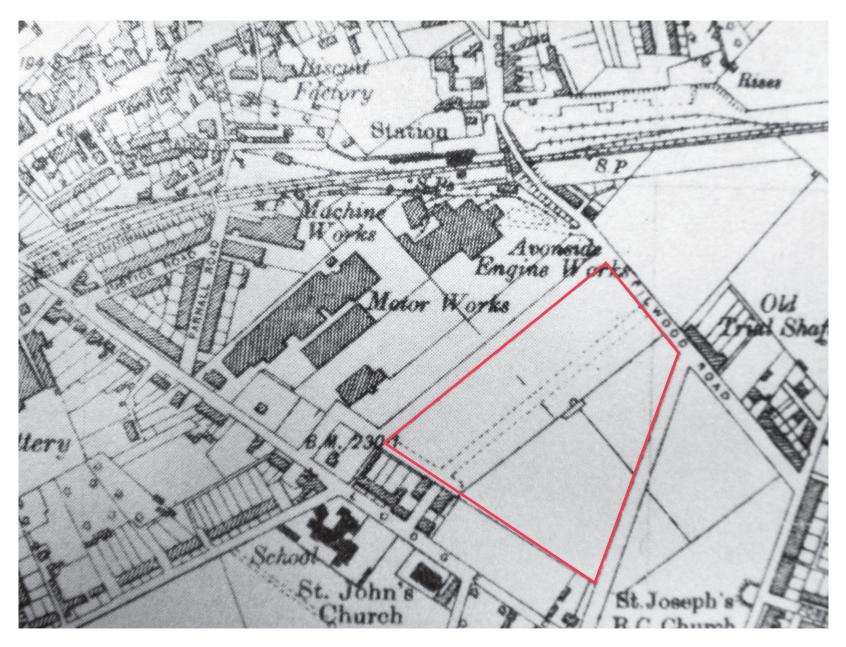
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Map 10: Ordnance Survey 25-inch plan sheet Glos 72.10, 1913





Goodneston Road, Fishponds

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Map 11: Ordnance Survey 6-inch plan sheet Glos 72.SW, 1930





Goodneston Road, Fishponds

Map 12: Ordnance Survey 25-inch plan sheet ST6375, 1950



## Appendix 2 Summary of heritage assets

Site No	HER/NMR Reference	Easting	Northing	Form/Type	Description	Period	Designation
1	-	363321	175741	Conservation Area	The Stapleton and Frome Valley Conservation Area	-	Conservation Area
2	1895	363140	175560	Railway Goods Shed	Single track railway goods shed, believed to have been built by Midland Railway	Post- medieval	-
3	1896	363100	175490	Engineering Factory	Range of late C19 industrial buildings. The gates have Geo Adlam Engineers shaped into the metalwork. Adlam specialised in the manufacture of brewery equipment	Post- medieval	-
4	2031 499411	363307	175563	Station	Fishponds Station, opened1866 when it was called Stapleton. Name changed to Fishponds in 1867. Closed to goods traffic in 1965 and closed entirely in 1966	Post- medieval	-
5	20924	363405	175665	DBA	A desk-based assessment of the former Auto Body Works was undertaken in 2000. It records that the area was mined for coal in the past (possibly even from prehistoric-Roman times) but the main development of the area took place during the post-medieval period	-	-
6	21949	363485	175718	Findspot	Roman coin was found, the precise location is unknown. The coin was minted between 346 and 354AD during the reign of Constantius II	Roman	-
7	201281	35988	17277	Railway	The Bristol and Gloucester Railway (Also known as The Coalpit Heath Tramway) was opened in 1835. It ran between the floating harbour at Bristol and Coalpits Heath and carried horse-drawn coal wagons from the coalfields. Following a series of short lived mergers the line became part of the Midland Railway. Although the line as a whole remains part of the main route between Birmingham and Penzance, the section between Yate and Bristol (within the study area) was closed in 1969 and is now a cycle path.	Post- medieval	-
8	2112 20046	363764	175521	Structure	A mainly 18th century farmhouse of 4 rooms. Recessed panel with carved lettering BRM 1782. A watching brief was undertaken during redevelopment of the site. No archaeological finds or features were recorded.	Post- medieval	-
9	2601	363650	175383	Cartographic	Old coal pit' recorded on the first-edition Ordnance Survey map.	Undated	-
10	21049	363549	175383	Cartographic	'Old coal pit' recorded on the first-edition Ordnance Survey map.	Undated	-

Table 1: Summary of heritage assets

HERITAGE ASSETS WITHIN STUDY AREA								
Site No	HER/NMR Reference	Easting	Northing	Form/Type	Description	Period	Designation	
11	3135	363285	175156	Extant structure	Church of St John the Divine. Built 1910-11 in a gothic style.	Modern	-	
12	3122	363307	175140	Site	Mission Church of St John the Divine, built in 1874 and became a parish hall when a new church was built in 1910-11. Then served as a dining hall for school children, a 'British Restaurant' during WW2 and retained a school or community use until it was demolished c.1970	Post- medieval	-	

#### Wiltshire Office

#### **Devon Office**

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