

# Backlands site at Unity Street and Hawkins Street, Old Market, Bristol

## Archaeological Desk-Based Assessment

Bristol HER: 25057



on behalf of

**Sowden Group for DMGT**

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**Avon Archaeological Unit Limited**

Bristol: September 2011

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Report Prepared by:

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## ABSTRACT

An Archaeological desk-based assessment of land between Jacob Street, Unity Street and Hawkins Street, in the Old Market district of St Philips, Bristol (centred NGR ST 59700 73050), produced the following results.

The study area comprises:

- An office building over garage entrance on the corner of Unity Street and Hawkins Street built between 1885 and 1890;
- A derelict warehouse fronting both Jacob Street and Unity Street, formerly the factory premises of the Danish Bacon Company Limited, built c. 1927;
- One mid-20<sup>th</sup> century office over garage building fronting Unity Street, adjoining a row of two-storey buildings built before 1910, formerly the Bristol headquarters of the St John's Ambulance Brigade.
- A vehicle depot fronting Jacob Street, built c. 1971.

The remainder of the study area is either vacant or used as car parking space.

There are no listed buildings within the study area, which does however lie within the Old Market Conservation Area. Opposite the junction with Hawkins Street is the Grade II listed Gardiner warehouse. All or some of the Unity Street frontages may be considered for preservation *in situ*.

The study area was located within the former medieval parish of St Philips, Bristol. In 1373 the study area was incorporated inside the city bounds. It appears to have lain between a street known as Back Lane (modern Jacob Street) and the course of the 'Great Ditch', which defined the limit of Old Market. The approximate course of this ditch is represented by the course of the old city boundary, which ran along the north side of modern Unity Street.

Smith's map of 1568 shows the study area outside the main area of urban development, on the south side of Old Market between two unnamed roads (modern Jacob Street and Unity Street). Hoefnagle's map of 1581 shows a similar prospect. Millerd's 1673 map of Bristol again shows the study area partially developed for residential housing, with further development added by c. 1710.

A plan showing part of the study area, dated c. 1740-45, shows tenements fronting the north side of Unity Street and a tenement fronting Jacob Street. Rocque's map of 1750 shows the study area fully developed. Ashmead and Plumley's 1828 plan shows this development in more detail, with a row of tenements along the north frontage of Unity Street, with tenements fronting Jacob Street and openings onto back courts with further rows of tenements and the occasional workshop. This situation still pertained largely unchanged in 1885, but by 1890 the tenements fronting Unity Street had been demolished and the road widened. From this period onwards the study area was increasingly redeveloped for commercial purposes; by 1940 all remaining residential premises had been vacated and demolished.

The study area escaped serious incident during enemy aerial bombardment of Bristol during the Second World War.

A trawl of the Bristol Historic Environment Record database has found one record relating directly to the study area, the former Golden Heart public house fronting Unity Street and demolished between 1885 and 1890. Old Market Street was extant in the later middle ages and may have been laid out in the 12<sup>th</sup> century. There is some residual evidence for late Saxon (10<sup>th</sup>/11<sup>th</sup> century) occupation, but nothing pertaining to the Roman period or earlier. Medieval occupation appears to have extended south from Old Market Street, with back gardens leading onto Jacob Street. Possible evidence for medieval and early post-medieval occupation south of Jacob Street was found in 1970 during the construction of the present Evening Post building.

Inspection of the study area indicated that as well as the present standing buildings there were a significant number of roughly coursed sandstone walls that appeared to relate to the former tenements and workshops extant in 1828 but demolished since 1885. While some of these walls stand independently of any present structure, most are either incorporated into the present buildings or bonded to them. A particular feature of the study area is a pronounced terrace behind the Unity Street frontage, along the approximate line of the medieval city boundary that is believed to follow the course of the 'Great Ditch'.

On the basis of the documentary sources consulted it is concluded the study area has moderate to high archaeological potential for the preservation of significant buried archaeological deposits and structures associated with medieval and early post-medieval settlement of the area. In particular, the Unity Street frontage has significant potential for buried remains relating to the medieval 'Great Ditch' and potentially medieval or Civil War defences that may have been associated with it.

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## NOTES

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## 1 INTRODUCTION (see Figures 1, and 2)

Bristol City Council has requested a Desk-Based Archaeological Assessment of land between Jacob Street, Hawkins Street and Unity Street, Old Market, Bristol (centred NGR ST 59700 73050). This land included the properties of Nos. 95 and 101 Jacob Street, together with Units 1A and Units 2-4, Unity Street. This work was requested prior to the submission of any planning application on the study area, in order to assess the archaeological potential of the study area and the likely impact of any proposed development on identified heritage assets. The project was commissioned by Chris Dixon of Franklin Ellis Architects, on behalf of DMGT Investments.

## 2 METHODOLOGY

Searches were made of all indices of information held on the Bristol City Council Historic Environment Record Database. Indices and collections were also consulted in the Bristol Record Office, Bristol Central Library, and the library of the Bristol Historic Environment Record. All information was collated, summarized and presented in the report below under the Bristol Historic Environment Record Number 25057. All photocopies, manuscript copies and notes, including still photographs, are preserved in the project archive to be stored at the premises of Avon Archaeological Unit Limited.

The author carried out the survey in September 2011. The study area was visited on the 12<sup>th</sup> September 2011, during which digital still photographs were taken.

## 3 GEOLOGY, TOPOGRAPHY AND CURRENT LAND USE (see Figures 1, 2, Plates and Cover)

The underlying geology derives from Redcliffe Sandstone, part of the Mercian Mudstone series of the Carboniferous era (BGS 2004). The study area is situated on a low terrace on the northern side of the lower valley of the River Avon. The ground of the general area slopes between 18.9 m aOD near the top end of Jacob Street to c. 13 m aOD at the junction of Unity Street and Hawkins Street. Across the study area the ground slopes gently from northeast to southwest, with the exception of a terraced strip along the Unity Street frontage.

Currently the study area consists of one former warehouse building fronting both Unity Street and Jacob Street, one vehicle depot fronting Jacob Street, and the remaining five structures fronting Unity Street. The remaining land is either vacant or used for car parking, with either: gravel, tarmac or concrete hard standing. The study area is bounded to the north by Jacob Street, to the west by Hawkins Street, to the south by Unity Street and to the west by the warehouse and yard of No. 1 Unity Street.



## **4 SITE VISIT (see Figure 2, 3, Plates and Cover)**

The author visited the study area on the 12<sup>th</sup> September 2011, in the company of Mr David Williams, Buildings Service Manager, Northcliffe Media. The majority of the study area was inspected, with the exception of one standing warehouse, boarded up and deemed to be unsafe.

The overall topography of the site and its surrounds can be described as sloping, generally down towards the southeast. Unity Street is approximately three metres lower than Jacob Street. On those parts of the study area that were not at present built over, this change in level was most pronounced just inside the Unity Street frontage, where there was a distinct terrace effect exhibited by a drop of over one metre within a two to three metre span.

For descriptive purposes the study area has been divided into six distinct areas that can be summarized as follows (see **Figure 3**):

- Area 1, vacant land and car parking adjoining the east side of Hawkins Street, together with a building fronting Unity Street;
- Area 2, the adjoining warehouse that runs from Jacob Street to Unity Street;
- Area 3, vacant land adjoining the east side of the warehouse;
- Area 4, a modern vehicle depot;
- Area 5, the remaining buildings fronting Unity Street; and
- Area 6, vacant land fronting Jacob Street and adjoining the west side of No. 1 Unity Street.

### **4.1 Area 1**

#### **Building 1 (Plates a & b)**

A two-storey gable ended rectangular building; long axis aligned approximately northeast to southwest along the Unity Street frontage, built of machine cut red brick with a roof and ridge in ceramic tiles. There is a ridged parapet along each gable.

There are nine openings along the Unity Street frontage, five at ground level and four at first floor level. At ground floor level there is vehicle access via a shuttered driveway through the building, located at the western end of the frontage. At the eastern end there is a simple pedestrian doorway. Between the two is a row of three short windows, with arches in moulded yellow brick, located at or above head height. At first floor level is a row of four full-length windows with arches picked out in moulded yellow brick.

The driveway continued through to the rear of the building, where a further five openings were identified. A central ground floor doorway with a moulded red brick arch was boarded up. There are two boarded-up full-length windows on either side, with segmental arches in red brick. At first floor level there is a small square window, located somewhat off-centre, and above the driveway is a more modern rectangular window that could be a later insert.

No further openings in the building were identified, and as all entrances were boarded up, internal inspection was not possible.

Externally this structure appears to be of one build and contains no fabric that might pertain to earlier constructions that may have stood on or adjoining its site. There is a roof scar on the western gable end that probably relates to a former building adjoining, also indicated by the abutting raised rectangular concrete plinth.

### **Vacant land fronting Hawkins Street (Plate a)**

To the rear of Building 1 lies a rectangular plot of vacant land, comprising a rectangular hard standing tarmac surface with a gravel surround, now partially overgrown. To the west the area is enclosed by Heras fencing, to the north by a breeze block retaining wall, while to the east it is bounded by the western wall of the adjoining warehouse. This area appears to be flat and on the general level of Hawkins Street.

The retaining wall to the north suggests this area may have been terraced back northwards, though equally there may have been land make-up to the north.

### **Car parking and cycle shed**

Fronting Jacob Street is a rectangular area of gravel hard standing used as car parking space, together with a rectangular open-sided steel-framed cycle shed along the Hawkins Street frontage. Access is via a set of steel gates opening on Jacob Street, with a driveway of pennant slab paviors and a part cast iron kerb. Both features suggest the driveway has been in use for some time.

The car parking area is flat, on a level with the Jacob Street frontage. The cycle shed has a level concrete hard standing, set in a terrace approximately 500 mm below the level of the car park.

This part of Area 1 is enclosed with a chain mesh fence, while the eastern side is bounded by the warehouse fronting Jacob Street.

## **4.2 Area 2**

### **Building 2**

Area 2 is entirely occupied by the footprint of Building 2, formerly used as warehouses but now redundant, boarded up and considered unsafe to enter. No interior inspection was made of this building.

From the outside it would appear that Building 2 comprises several unique elements. Fronting Jacob Street is a rectangular two-storey structure with double gable ends, long axis aligned approximately north to south, built of machine cut red bricks (see **Plate c**). There are two ground floor goods entrances, one per gable, with what appear to be two first floor goods entrances above. No external hoist mechanism was visible. A third, and significantly shorter, gable ended element, that appears to be of one build with the main structure, adjoins on the southeast.

There are brick parapets around each gable end, surmounted with what appear to be Bath stone slabs. The timber roof structure appears to be much decayed, with approximately 50% of the ceramic roof tiles missing. Three windows, one per gable, are visible in the southern gable ends.

Adjoining the south side of this gable ended structure, and appearing to be of one build with it, is a single-storey structure with a saw-toothed ridged gable roof, giving four brick gables facing east and west. This construction is typical of early 20<sup>th</sup> century factory building, and was designed to maximize light on the working areas by the abundant use of skylights. The presence of these features is surmised but could not be ascertained.

To the south is a two-storey rectangular element with what appears to be a flat tarpaulin roof punctuated by rectangular louvers. The western face of this element is largely rendered, but not the eastern face, which was built of machine cut brick. Partial exposure of the western wall face in the vacant land of Area 1, indicated the wall had been built over the remains of a pennant sandstone wall, suggesting re-use of the standing remains of a previous structure (see **Plate a**).

The last element of Building 2 comprises an east to west aligned two-storey gable ended structure, built of machine cut red brick, and comparable in style and construction technique to the other elements of the building (see **Plate d**). The ground floor frontage is almost entirely occupied by a tall vehicle entrance closed by steel shuttering. The driveway is constructed of modern materials. On the first floor frontage is a row of four moulded brick segmental arched windows, suggesting the provision of office space.

In the eastern wall of this last element at least two roof scars are visible, indicating at least two consecutive buildings had stood on the Unity Street frontage of Area 3 (below).

In summation, Building 2, though composed of several distinct elements, appears to have been purpose built in the early 20<sup>th</sup> century and shows no external evidence for alteration since then.

### **4.3 Area 3 (Plates e, f & g)**

East of Building 2 is an elongated strip of vacant land, somewhat irregular in shape, which stretches from Jacob Street to Unity Street. At present there are no buildings in this area, but around the eastern and western sides are the masonry remains of several former standing structures (see **Plate e**).

Area 3 is bounded to the west by Building 2, and to the east by Building 3 (see below). Access is from Jacob Street via a chain mesh fence and gate. The Unity Street frontage is hoarded. The Jacob Street driveway is represented by a dropped cast iron kerb with a single row of pennant sandstone paviors. The former Unity Street entrance is represented by a broad driveway of pennant paviors, shared with adjoining Building 4 (see below).

The ground surface is generally flat, on a level with the Jacob Street frontage, slightly sloping from northeast to southwest, with patchy gravel or tarmac hard standing. At the extreme southern end there is a sudden drop of at c. 1.5 m down to the Unity Street frontage level, at an approximate 45-degree angle, best illustrated by the remains of a now blocked tarmac driveway from Unity Street (see **Plate f**).

Extant standing remains consist of an over 2 m high wall of roughly coursed pennant sandstone rubble, located along the southwest side of Area 3 (partly shown in **Plate f**). This wall has been heavily supported with brick buttresses, suggesting that at one time it was an external wall of a former building.

There is evidence of former structures along the Unity Street frontage, in particular the above mentioned roof scars on the east wall of Building 2.

Other remains are located along the northeast boundary of Area 3. These consist of coursed pennant sandstone rubble walling butted by Building 2. Integral buttresses and corners to this walling were reinforced with hand-cut brick at the time of construction. Blocked doorways, windows and cupboard spaces are also evident (see **Plate g**). It is likely this walling represents the partially demolished remains of 19<sup>th</sup> century buildings.

### **4.4 Area 4**

#### **Building 3 (Plate a)**

This area is entirely occupied by a single-storey garage of late 20<sup>th</sup> century design and construction, with a concrete floor at a level with the Jacob Street entrance. Area 4 does not extend to Unity Street.

### **4.5 Area 5 (Front Cover, Plates h, i and j)**

As far as could be ascertained, Area 5 comprises a row of three buildings fronting Unity Street. These buildings were partially inspected internally, as far as possible given their condition and the lack of artificial lighting.

#### **Building 4 (Plates h and f)**

The westernmost of the row is a two-storey red brick rectangular block with a flat roof surrounded by a low parapet. The majority of the ground floor frontage is occupied by a broad double door garage entrance, with a boarded doorway to the east, Crittall window over. There is a row of two larger Crittall windows on the first storey frontage. The ground floor frontage and exposed western face are rendered. In the western face there is a row of three Crittall windows at ground level and a row of four narrow Crittall windows at first floor level.

The extensive use of Crittall windows suggests a post-1920 date for the construction of Building 4.

#### **Building 5 (Front Cover and Plate i)**

A two-storey rectangular structure with a frontage of machine-cut red brick. The ground floor is almost completely occupied by a boarded up vehicle entrance. On the first floor frontage there is a row of boarded up windows, with segmental arches in moulded yellow brick. String lines are picked out in yellow brick at the levels of the sills and arches, with an additional yellow brick string line just below the moulded brick parapet. The roof is hipped, with ceramic tiles.

#### **Building 6 (Front Cover, Plates i and j)**

The design and construction of Building 6 is so close to that of Building 5 that it is obvious they were built as a pair. Some differences are evident. At ground floor level there is a narrower vehicle entrance, allowing for two ground floor windows, one either side. These are picked out with yellow brick sills and moulded yellow brick lintels, as extensions of two yellow brick stringcourses. The moulded brick parapet is either missing or was never built.

#### **Building 7 (Front Cover and Plate j)**

The frontage of this two-storey building is of similar design and construction to Buildings 5 and 6, but owing to the height difference as Unity Street rises up towards Midland Road, is set at a higher level. It is also far longer and narrower than the previous two, with the long axis aligned parallel to Unity Street.

At ground level there are three doorways and five windows opening onto the street, but no vehicular access. Despite the increase in height the string lines and windowsills are actually set lower than those in adjoining Building 6. The same is true for the row of five first floor windows. At the western end there is a small first floor window and another opening hidden completely behind boarding.

The parapet is not moulded, but capped with flat slabs. The roof is entirely missing, but appears to have been uni-directional, sloping to the rear (see **Plate j**). Inspection of this building from Area 6, behind, revealed part of the rear face to be a re-used pennant sandstone rubble wall, which incorporates some hand-cut brick and the occasional shaped block of copper slag (see **Plate j**). The remainder of the rear face is constructed of a machine cut red brick wall. There is much collapsed material within Building 7, the floor of which appears to be at the level of Unity Street, well below the present level of Area 6.

### **4.6 Area 6 (Plates j, k and l)**

At the eastern end of the study area is a rectangular area of car parking with gravel hard standing, at the approximate level of the Jacob Street frontage, from where vehicular access is gained via a sliding steel gate through a 2 m high brick wall. Just inside the entrance is a rectangular area of concrete hard standing, with what appears to be the remains of a filled in vehicle inspection pit (see **Plate k**).

As the blocked ground floor windows in the rear face of Building 7 are only just visible above the surface of Area 6 (see **Plate j**), it is reasonable to surmise that at the southern end there is at least one or two metres of recently made ground. This is borne out by a roof scar in the north face of Building 7, at the approximate location of a building shown on the current OS map (see **Figure 2**), but no longer extant.

Other evidence for former structures within Area 6 is preserved in the pennant sandstone boundary wall that runs part way along the eastern edge of the study area (see **Plate I**).

## 5 HISTORICAL BACKGROUND

### 5.1 A History of Old Market

The settlement of Bristol appears to have been established as a late Saxon burh, sometime in the late 10th or early 11th centuries, based on the find of a coin minted in Bristol no later than AD 1016 (Sivier 2002, 17). The Old Market district first appears in the documentary record in the mid 12th century, but the name 'Old Market' was not recorded until the later 15th century (Brett 2005, 76 and see William Worcestre, below). Archaeological evidence indicates there may have been settlement activity within Old Market in the later Saxon period (10th to 11th centuries; *ibid.*). In form Old Market exhibits all the general characteristics of a planned medieval market town, with a broad central area for the market, fronted by long narrow burgage plots that extend out to the surrounding back lane (*ibid.* and see Chipping Sodbury for a regional example). The outer limit of the district was defined by a 'Great Ditch', which ran from the churchyard of St. Philip and St. Jacob along the line of modern Unity Street, then turned up along the line of Midland Road to Lawford's Gate, before turning back along the line of Redcross Lane and then Redcross Street (*ibid.*). Lawford's Gate was probably in existence by the late 12th or early 13th century; first mentioned c. 1260, it is shown on Millerd's map of 1673, Rocque's map of 1740 and illustrated by James Stewert in 1745; it was demolished in 1776 (*ibid.* and NMR ST 57 SE 192; NMR PastScape, accessed 26/7/10).

Old Market Street was included within the bounds of the Medieval city by the charter of 1373 (Ashmead and Plumley 1828). The market was administered from the Pie Poudre (literally 'Dusty Feet') Court, first mentioned c. 1327 (Brett 2005, 76). There were two Medieval hospitals (strictly almshouses) in the district; Trinity Hospital South, founded by John Barstaple (d. 1411) and Trinity Hospital North, founded by his widow, on either side of the street (Brett 2005, 77). The sites of both are still occupied, though not by the original medieval buildings. A further almshouse was added after 1679, by provision in the will of Alderman Thomas Steevens (Brett 2005, 129). That site is now occupied by post-war structures (Steevens House) after the previous buildings were destroyed by enemy action in 1940 (BHER 503M).

William Worcestre described Bristol during his extensive visit in 1480, with several references to Old Market Street and the Old Market Area. Excerpts of the relevant portions translated into English are taken from the Bristol Record Society volume 51:

- (191)  
*THE MARKET*  
*The long and broad stone-paved road, called the Old Market, from the beginning at the tall cross near the ditch of Bristol Castle, going straight past the four houses of William Worcestre to Lawford's Gate, lies as the central and main road [between] two other long roads, one on the south side and the other road on the north side. It measures 660 steps. The width of the said road measures 54 steps.*

- (184)  
*THE LONG ROAD AT THE BACK SIDE BEHIND THE ROAD OF OLD MARKET as far as Lawford's Gate [i.e. Jacob Street].  
The back road on the south side behind Old Market, beginning from the main gate of Bristol Castle and going past the three gardens of William Worcestre on the south of the cross in the aforesaid market, thus passing along the long road next to the churchyard and church of St Philip (where formerly the church of a community of monks and a priory was sited, on the east side of St Philips church); and so continuing along behind the gardens of the houses in Old Market, as far as to the west church wall of the church of the hospital of Holy Trinity, founded and built by ... Barstaple, for 13 poor men, measures 660 steps in length.*

There appears to be no mention of the 'Great Ditch', or of modern Unity Street, though these omissions should not be taken as evidence of absence at that date. There is also no indication of development along Jacob Street (formerly known as Back Lane), rather the back gardens of properties fronting Old Market Street are specifically mentioned.

In 1645 Lawford's Gate was the scene of a major and successful assault by the Parliamentary forces besieging the city (Brett 2005, 128). Although there is no indication of damage to Old Market properties during the Civil War, rebuilding of the medieval properties fronting Old Market Street commenced in the mid 17th century, characterized by two or three storey gable-ended buildings with an internal timber frame and stone party walls (Brett 2005, 129).

Subsequently there has been piecemeal development of individual plots along Old Market Street, but the most significant and dramatic alteration was the construction of Temple Way in the late 1960s, which erased the western end of the street (Brett 2005, 170).

## 5.2 A History of the Study Area (see Figures 4 to 16)

The study area lies within the former medieval parish of St. Philip and St. Jacob, Bristol. Like most medieval parishes, part lay within the city boundary, and part 'without'. The vast majority of the study area lay within the medieval city boundary, delineated by charter in 1373 and shown on many old maps of the city. The course of modern Unity Street follows the approximate route of this boundary as it ran along the south side of Old Market district, up present Midland Road to Lawford's Gate (at the approximate junction of Old Market Street and West Street). According to contemporary and later records, this part of the boundary was defined by a large ditch, known as the 'Great Ditch' (Brett 2005, 77). It is not known if there were any further defences associated with this ditch, for example an internal bank, wall or palisade. None of the maps of Bristol show the ditch, indicating it had been filled in by the mid 17<sup>th</sup> century at latest, and possibly much earlier. A roadway at the approximate location of modern Unity Street is shown on all the earliest maps. No date is known for the construction of the 'Great Ditch' but it could be contemporary with Lawford's Gate, so a date in the 12<sup>th</sup> century is not impossible.

William Smith's map of 1568 is the earliest map of the city to show the study area (see **Figure 4**). Both modern Jacob Street and Unity Street are shown, with vacant land between at the approximate location of the study area. Coloured versions of this map show the street frontages outlined in red, which may be a convention to indicate housing development without having to draw the individual houses. Colour versions of Hoefnagle's 1581 show the study area lay within enclosed fields between modern Jacob Street and Unity Street, but with no indication of development along the frontages. Hoefnagle's map has been thought to be a copy of Smith's but specific references to this assertion could not be located.

Millerd's 1673 map of Bristol shows the study area to have been within enclosed land east of St. Phillips church (BRO/40875, see **Figure 5**). A unnamed road or trackway is shown on the approximate course of modern Unity Street. Enclosed fields are shown along the south side of this road, while on the north side are gardens to properties fronting Jacob Street and putative David Street. One parcel of land between Jacob Street and this unnamed road is vacant. Only two houses are shown fronting north side of the latter, of these one is potentially within the study area.

Millerd's revised map of Bristol (c. 1710, BRO/9743, see **Figure 6**) shows further residential development had taken place on the south side of Jacob Street, the north side of Unity Street and the east side of putative David Street. In particular the vacant parcel of land between Jacob Street and Unity Street was now occupied by houses fronting both streets. A total of 14 houses are shown fronting the north side of Unity Street, of which up to six could lie within the bounds of the study area.

There is an undated 18<sup>th</sup> (but probably c. 1730-45) century plan by John Jacob de Wilstar (BRO/Plan Book/A/127) of the eastern end of Old Market (see **Figure 7**). This plan shows: the eastern end of Old Market Street, including Lawford's Gate; the eastern end of Jacob Street (named as 'Back Lane'); Midland Road (named as 'Church Lane'); and the eastern end of Unity Street, which already had its present name by that date.

On this plan there are tenements fronting Unity Street that could lie within the study area. Behind these, between Unity Street and modern Jacob Street, was a plot known as the Lodge Gardens, in the possession of a Mrs Gibbs. This plot appears to have two structures, one fronting Jacob Street, the other abutting the tenements fronting Unity Street. Although it cannot be ascertained exactly, these tenements and plots appear to have been in the approximate location of Area 6 (see above), towards the eastern end of the study area.

John Rocque's 1750 Plan of the City of Bristol (see **Figure 8**) shows the study area fully developed, but gives no detail. Occupation at this time was probably largely residential. Land to the south of Unity Street was still only partly developed at that date. Subsequent maps, e.g. Donn's 1773 map and later editions, give no further detail of the study area until the publication of Ashmead and Plumley's 1828 plan (see **Figure 9**). This plan shows individual property boundaries and structures, but unlike later plans does not differentiate between residential and industrial use. The plan shows the study area frontage on Unity Street completely developed, while the study area frontage on Jacob Street is almost completely developed. Historic Unity Street was somewhat narrower than the modern street, thus the tenements fronting it were partially within and partially without the bounds of the study area. They also appear to have strayed outside the historic city boundary, which at that time was still marked with boundary stones (numbered on the 1828 plan). A few tenements are shown fronting Jacob Street, but the remainder of the settlement within the study area was clustered around the back courts of King William Place, Wigginton's Court and Wellington Court. The remaining structures, generally longer and larger than the tenements, were probably commercial premises. One particularly long narrow structure may have been a ropewalk, usually a long open sided shed for the manufacture of rope. Vacant land was either for allotment gardening (shown dashed) or yards, a further indication of commercial usage.

The Ashmead City plans of 1855, drawn at an approximate scale of 1:600, show the city in unprecedented detail (see **Figure 10**). Individual properties are shown, with residential housing in red and industrial structures in black. The overall shape and layout of the plots within the study area does not appear to have changed significantly since 1828.

Tenements fronting Unity Street appear completely unchanged. King William Place and Wiggington's Court are named, together with Britannia Place and Newman's Yard. Wellington Court is not named but similar structures are indicated at that location. Several industrial structures appear to have expanded over the former allotment and yard space. No purpose for these structures is indicated and there appears to be no record at this date of their proprietors. Farmers Court (see Frontispiece), another short row of tenements, was located just to the west of the study area, on the location of modern Hawkins Street and the garden of the Evening Post building adjoining.

Unity Street and Jacob Street, St Phillip's, is listed in Wright's Directory of Bristol for 1870 and subsequent dates.

Ashmead's 1874 survey of the City of Bristol shows no major alterations to the study area. The plans were used in the field for the construction of the city's underground drainage network. Drains were laid along Jacob Street and Unity Street, with public drains from Farmers Court and Newmans Yard. The detailed OS 1:2,500 and 1:500 maps of the 1880's (see **Figure 11**) show little further change, with the area predominantly residential in character, partly occupied by local craftsmen, e.g. cabinetmakers, partly small retail, e.g. grocers, together with one public house, named in the Wright's Directory for 1870 and subsequently as the Golden Heart. Tenements south of King William Place and behind the Golden Heart are named as Unity Place.

Some of the most important changes to the study area appear to have taken place between 1885 and 1903, when the tenements fronting the north side of Unity Street were cleared and the road widened (see **Figure 12**). There is no listing for the Golden Heart or for much else on that side of Unity Street in the directory for 1890, suggesting the clearance took place between 1885 and 1890. By 1903 most of the land fronting Unity Street was still vacant.

At this date Building 1 (see above and **Figure 3**) first appears on the cartographic record. The 1900 directory listing gives the only occupants on the north side of Unity Street as Clifford Emmett, Iron and metal merchant, and James Green and Son Wheelwrights. The Goad fire insurance plans confirm Clifford Emmett was the occupier of Building 1 and land to the rear. Another important change to the study area was the expansion southward of the Bristol Sugar Refinery, whose main premises had been on the north side of Jacob Street since at least 1855. Their new buildings, exact purpose unknown, but probably warehouses, were located in Areas 2 and 3 (see above). Building plans now in the Bristol Record Office, for a new warehouse and refinery on Jacob Street, dated 1882-83, were fragmentary and unreadable (Building plan/Volume 19/26b and Building plan/Volume 19/73b).

Despite the increasing commercialization of the area the residential courts of Britannia Place, Newmans Yard, King William Place and Farmers Court were still extant on the OS map of 1918 (see **Figure 13**). By this date Buildings 5, 6 and 7 appear to have been built on the Unity Street frontage. In the directory of 1910 the St John Ambulance Brigade are listed as occupants of the north side of Unity Street. The Goad fire insurance plans confirm the Brigade occupied Buildings 5, 6 and 7. No building plans for these structures could be identified in the city archives. The St John's Ambulance Brigade were still listed as occupiers of the premises in the final Bristol directory of 1973. The Bristol brigade moved to purpose built buildings in Raleigh Road, Bedminster, in 1997 (<http://www.sja.org.uk/sja/counties/avon/about-us.aspx>, accessed 21/9/2011).



Although useful in identifying occupants, the Goad plans that cover the study area (BRO: 35033/2a, 409042/2 and 43885/2) have been heavily altered by pasting over changes, thus the supposed date of 1896 for the original plans is extremely inaccurate, and most of the alterations are undated.

In the directory listing for 1921 there are no listings for residential properties fronting the south side of Jacob Street, but Britannia Place. Newmans Yard and King William Court (sic.) are still listed. By 1931 only Britannia Place is listed, and by 1940 that too had gone. Subsequently the study area has only been occupied by commercial premises. At some date before they were demolished, King William Place was drawn by Samuel Loxton, while Britannia Place was photographed (BCL/Loxton Prints/X1597 and BRO/39801/P/B/135, see **Figure 14**).

Building plans from 1927 (BRO/Building plan/Volume 87/22g and i, see **Figure 15**) show the present structure (Building 2), now occupying Area 2 of the study area. This is shown to be a purpose built bacon making factory for the Danish Bacon Company Limited. The present structures fronting Jacob Street were three stoves, or smoke houses, with the main factory area behind. The structures fronting Unity Street were first floor offices over a garage entrance leading to a garage and loading area adjoining the factory. Directory listings from 1931 to 1950 give the address as the Danish Bacon Company Limited, Denmark House, Unity Street. By 1956 the premises were occupied by a firm of electrical engineers.

Inspection of the Bristol civil defence archive for 1939-1945 suggests that little or no ordnance fell near the study area during enemy aerial bombardment of the city (BRO/33779/7a, BRO/33779/8b, BRO/33779/9). No unexploded bombs were reported from the area. The study area is therefore unlikely to have suffered damage during the Second World War, though firebombs and the full extent of blast damage were not mapped.

By 1945 Buildings 1, 2, and 4-7 were extant (see **Figure 16**). The remaining sugar refinery warehouse in Area 3 appears to have been retained, but it is unclear from the map evidence whether there were any other standing structures in Area 1. There was a structure in the mid part of Area 4, but most of Area 4 and all of Area 6 were vacant. By 1971 the former sugar warehouse appears to have been demolished, while the present depot (Building 3) in Area 4 had been built. Aerial photographs from 1971 (held in the Bristol Central Library) show the recently completed Temple Way underpass with the present Evening Post Building under construction, including details of the re-routing of David Street into what is now Hawkins Street. An application to demolish buildings at Nos. 97-101 Jacob Street (Area 6) was made in 1992 (Bristol City Council Application No. 2316L/92C). These were the premises of E.G. Tucker (Transport) Limited,

## **6 ARCHAEOLOGICAL BACKGROUND**

### **6.1 Archaeology of the Study Area**

A 150 metre radius trawl of the Bristol Historic Environment Record database yielded the following results.

There are no records of events or listed buildings within the study area. One monument is listed.

There have been no fully published excavations from sites fronting Old Market Street, Redcross Street, Jacob Street and Unity Street.

Record 5250M notes the site of the Golden Heart, public house, on Unity Street, at the approximate location of Building 1.

Event record 31 notes that a medieval well or cistern was observed during the construction of the Evening Post building in 1970, together with a significant quantity of post-medieval ceramic artefacts.

Record BHER 4088 notes that an archaeological excavation was undertaken at Nos. 118-122 Jacob Street in March 2004; publication is however limited to a brief note in the appropriate regional and national journals. The excavation revealed that land to the rear of No. 53 Old Market Street (south side) had been used as gardens between the 12th and later 17th centuries, when drainage associated with the present structure at No. 53 was laid out (King 2005, 154). By the end of the 18th century the garden plot was hard surfaced and subsequently used for a variety of industrial and domestic purposes (ibid.).

Excavation at the Drill Hall, Old Market in May 2004 revealed a similar period of cultivation between the 13th and 18th centuries, with rubbish pits of 13th and 14th century date (Havard 2005, 153; BHER 4120). Later activity included a stone lined tank thought to be of 19th century date (ibid.).

A trawl of the online planning portal of Bristol City Council indicates the study area lies within the current Old Market Conservation Area. Gardiners Warehouse, on the south side of Unity Street, opposite the junction with Hawkins Street, is a Grade II listed structure.

## 7 PPS5: SIGNIFICANCE AND IMPACT ASSESSMENTS

In line with Planning Policy Statement 5 Policy HE6.1 a chapter detailing the significance of the heritage assets and the impact of the proposals on them is now a standard requirement of archaeological desk-based assessments submitted to Bristol City Council. As no detailed advice on this process and the criteria to be used is currently available, the standard procedures in the production of a cultural resource chapter for an Environmental Impact Statement have been followed, where relevant.

### Significance Criteria

Planning Policy Statement 5 stresses the importance of retaining the heritage asset, rather than retaining a documentary record of it (PPS 5, para. HE12.1). In this scheme therefore, preservation by record of any part of the resource is viewed as an adverse impact where preservation *in situ* cannot be achieved.

Significance Criteria	Description of Criteria
Substantial beneficial	The archaeological and cultural heritage resource is retained as per PPS 5, with: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Moderate beneficial	The archaeological and cultural heritage resource is retained as per PPS 5, with 2-3 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public

Significance Criteria	Description of Criteria
Minor beneficial	The archaeological and cultural heritage resource is retained as per PPS 5, with 1 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Negligible	The archaeological and cultural heritage resource is retained as per PPS 5
Minor adverse	The majority of the archaeological and cultural heritage resource is retained, only peripheral elements cannot be preserved.
Moderate adverse	Some core elements of the archaeological and cultural heritage resource cannot be retained, but a substantial proportion remain.
Substantial adverse	All or a significant majority of the core archaeological and cultural heritage resource cannot be retained.

## 7.1 Predicted Significant Effects (the Assessment)

It should be noted that no prior archaeological survey, has been undertaken over any part of the study area, and therefore the full potential for the preservation of significant buried archaeological deposits and above ground built heritage has yet to be defined. Intrusive archaeological survey is of itself a destructive process and must therefore be included in this assessment.

As the scope of the works to be undertaken has yet to be fully determined, it is therefore not possible to define the full impact on the resource. Areas of the application site and beyond have been zoned according to the potential impact on the resource and the nature of that impact.

Impact During Construction Phase: short to medium term

The construction phase of any project represents the greatest threat to the archaeological and cultural resource where present. Typical threats might include: demolition or alteration to historic standing buildings, and/or the destruction of buried archaeological deposits by earthmoving operations. Other threats that might be considered are the visual impact on the streetscape of construction activities.

For the purpose of this chapter the construction phase is taken to include all intrusive pre-construction activities, e.g. geotechnical test pits, boreholes, archaeological trial trenching.

Zone	Predicted Impact
Areas within the application site where no construction is proposed	Negligible
Areas where demolition of historic fabric is proposed	Substantial adverse
Areas where the modification of historic fabric is proposed	Minor to moderate adverse
Areas where building construction is proposed	Moderate adverse to substantial adverse, where buried archaeological remains are present
Construction zone operating areas	Moderate adverse to substantial adverse, where buried archaeological remains or standing structures are present
Other ground surface and below ground surface modifying operations e.g. landscaping, drainage, roads	Moderate adverse to substantial adverse, where buried archaeological remains and/or standing structures are present
Broader study area	Negligible to moderate adverse impact on views from, to and across the study area

### Impact During Operational Phase: long-term

The long-term impact on the archaeological and cultural resource is partly defined by the short-term impact. If a resource has been destroyed or modified during the construction phase then it is no longer available in its original form at a later date, i.e. the resource is finite.

Other issues that might arise include:

- Impact on long-term curation of the buried archaeological resource. E.g. from a change in drainage causing the buried resource to dry out or become inundated, resulting in irreparable damage to the resource;
- Visual impact of new buildings and structures on the surrounding landscape;
- Impact of anthropogenic erosion and other human activities e.g. vandalism.

Zone	Predicted Impact
Areas within the application site where no construction or modification is proposed	Negligible
Areas where storm water is retained on-site through soak-aways etc.	Negligible to substantial adverse on the buried archaeological resource, dependant on the present ground water conditions and the predicted impact of any proposed alterations to storm water drainage.  Negligible to substantial adverse on the built heritage dependent as above. Risk of movement/subsidence of ground, potential issues of damp, or drying out leading to cracks in the fabric.
Built heritage	Negligible to moderate adverse depending on the nature and accessibility of the resource retained (except as above)
Broader study area	Negligible to moderate adverse impact on views from, to and across the study area

## 7.2 Scope of Mitigation

The choice of mitigation strategies outlined below will be determined by the nature and extent of the archaeological and cultural resource within the study area. The advice of the Bristol City Archaeologist should be sought at the earliest possible stage to inform the choice of mitigation strategy, which may subsequently be resolved by mutual agreement and/or the application of appropriate conditions to planning consent.

In order for mitigation to be effective the decision making process has to be informed. There are two elements, Assessment and Evaluation, which inform the planning process as related to archaeology and cultural heritage.

Assessment, in the form of a standard desk-based assessment has already been undertaken over the application site (this document). Further assessment, in the form of geophysical or other intrusive surveys may be required.

Pending the results of the assessment stage, a further stage of Field Evaluation may be required by the City Archaeologist to inform the decision making process. Field evaluation may require ground survey, building recording and/or intrusive trial trenching.

## Designed Mitigation

Designed mitigation is always the preferred option as per PPS 5 (para. 7) “wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation”.

### **Built Heritage**

Designed mitigation should attempt to preserve the built heritage within its context, and where applicable find appropriate uses that are compatible with the continuing upkeep and maintenance of the structures concerned.

### **Archaeology**

In archaeologically sensitive areas designed mitigation should aim to minimise the disturbance to buried archaeological deposits by using approved construction methods and techniques known to be effective.

For specific advice the applicant or their appointed agents should contact the office of the Bristol City Archaeologist.

## Management Control Mitigation

### **Built Heritage**

The built heritage is a finite resource. Following the initial assessment stage the presence or absence of the built heritage is usually not in doubt, however certain elements of it may be hidden from view by later developments and additions.

A programme of monitoring can be applied either by voluntary agreement or planning condition that would allow for mitigation by design or physical mitigation, should elements of historic interest emerge during the proposed development.

Management of the built heritage may also include regular inspection and upkeep by appropriate contractors, particularly where a programme of mitigation by design is to be implemented, but also to ensure that if preservation by record is the preferred option then the recording process can be undertaken in a safe and effective manner.

### **Archaeology**

The archaeological resource is essentially finite. Therefore effective management of the archaeological resource will lead either to preservation in situ, preservation by record, or a designed combination of the two.

In specific cases where the evaluation and/or assessment stages have indicated a low potential for buried archaeological remains, it may be possible for the City Archaeologist to specify a programme of archaeological monitoring (watching brief) be implemented as a condition of planning consent. Typically such a programme would involve the monitoring of all below ground works for the presence of archaeological remains. If such remains are discovered during the monitoring programme then provision would exist within the planning brief to mitigate by design or to implement a targeted programme of physical mitigation.

An archaeological monitoring programme may also be implemented by voluntary agreement. This would typically be done at an early stage in the development proposals, for the purpose of monitoring below ground testing and other enabling works.

## Physical Mitigation

### **Built Heritage**

Physical mitigation of the built heritage should ensure that those structures affected are adequately recorded prior to modification or demolition. The standard guidance on the methods used to undertake such a recording exercise is outlined in English Heritage 2006. These specify four levels of recording, of which Level 4 is the most intensive.

Where physical mitigation of the built heritage is required, a brief should be obtained from the office of the City Archaeologist, outlining in detail the scope of the recording exercise and the level of recording.

### **Archaeology**

Physical mitigation of the archaeological resource is comparable with *preservation by record*, as prescribed in PPS 5 policy HE12.3. Physical mitigation would usually take the form of full or partial archaeological excavation of the affected areas within the application site. The scope of such mitigation would be defined by a detailed brief supplied by the City Archaeologist. Physical mitigation can be undertaken by voluntary agreement between the developer and the local planning authority, or by planning condition (DCLG et al 2010, para. 131).

## **7.3 Residual Effect Assessment**

### Built Heritage

Where a significant adverse impact on the built heritage is indicated, it is predicted the results of mitigation should have the following effects:

#### **Designed Mitigation**

The predicted impact of designed mitigation on the built heritage should be minor adverse to major beneficial, depending on the nature and scope of the resource and the choice of designed mitigation strategy.

#### **Management Control Mitigation**

The predicted results of management control mitigation on the built heritage resource are as follows:

- Where a significant built heritage asset is located by management control mitigation then the strategy will lead into either designed mitigation or physical mitigation as appropriate.

#### **Physical Mitigation**

The predicted result of physical mitigation (where no designed mitigation is employed) on the built heritage resource is likely to be substantial adverse. Demolition destroys the initial resource, retaining only a written record and relative sample of artefacts, which are then curated out of their initial context.

### Archaeological Resource

Where a significant adverse impact on the archaeological resource is indicated, it is predicted the results of mitigation should have the following effects.

#### **Designed Mitigation**

The predicted impact of designed mitigation on the archaeological resource should be negligible to minor adverse, depending on the nature and scope of the resource and the choice of designed mitigation strategy.

## Management Control Mitigation

The predicted results of management control mitigation on the archaeological resource are as follows:

Should no significant archaeological resource be located during archaeological monitoring (watching brief) then the impact is likely to be negligible.

Where a significant archaeological resource is located by management control mitigation then the strategy will lead into either designed mitigation or physical mitigation as appropriate.

## Physical Mitigation

The predicted result of physical mitigation on the archaeological resource is likely to be substantial adverse. The process of archaeological excavation destroys the initial resource, retaining only a written record and relative sample of artefacts and ecofacts, which are then curated out of their initial context.

## 7.4 Monitoring

Monitoring of the mitigation strategies applied to the archaeological and cultural heritage resource is in the first instance the domain of the City Archaeological Officer.

In practice, day to day monitoring is normally delegated to a specialist archaeological contractor, working to a brief supplied by, and a written method statement approved by the City Archaeologist.

## 7.5 Assumptions

The presence or absence of significant buried archaeological remains has yet to be determined across the bulk of the application site. For the purposes of this chapter it has therefore been assumed that significant archaeological remains may be present in those areas of the application site affected by the proposed development.

## 7.6 Specific aspects of the Study Area

Outlined below are the potential impacts for individual areas and buildings, based on the level of information available and the current development proposal. See Chapter 4 above for a fuller description of the buildings and areas involved.

Area or Building	Proposed Development	Significance Assessment	Overall Impact Assessment
Building 1, structure fronting Unity Street.	Conversion to apartments with addition of an attic storey.	Local built heritage asset, Works/office built between 1885 and c. 1900.	Moderate adverse to built heritage. Minor adverse to streetscape.
		Archaeology Site of post-medieval tenements that may date back to the early 18 <sup>th</sup> century. Course of the medieval 'Great Ditch' predicted to run through or close to this building.	Negligible to substantial adverse depending on the precise nature of development ground works required in this area.

Area or Building	Proposed Development	Significance Assessment	Overall Impact Assessment
Area 1, out with Building 1	Apartments fronting Hawkins Street	Built heritage No significant built heritage has been identified in the remainder of Area 1	N/A
		Archaeology Southern portion of Area 1: Site of post-medieval tenements that may date back to the early 18 <sup>th</sup> century. Course of the medieval 'Great Ditch' predicted to run through or close to this area. Late 19 <sup>th</sup> century building occupied part of the remainder of this frontage, demolished post 1945	Moderate to substantial adverse depending on the nature of development ground works required in this area.
	Apartments fronting Jacob Street	Archaeology Site of early post-medieval tenements fronting Jacob Street, demolished since 1945	Moderate to substantial adverse depending on the precise nature of development ground works required in this area.
	Car parking	Archaeology Includes site of King William Place, a row of post-medieval tenements extant in 1828 but demolished before 1945. NB there is significant terracing in this area that may impact on the buried archaeological resource.	Moderate to substantial adverse depending on the precise nature of development ground work in this area.
Area 2, Building 2,	Majority of the building converted to apartments, proposed demolition of 1 section of the building behind the Unity Street frontage.	Built heritage. A purpose built factory for the Danish Bacon Company Ltd, 1927-30, incorporating and bonded to earlier walls around the periphery.	Substantial adverse because of proposed demolition in an area where earlier standing walls have been identified.
		Archaeology Site of early 18 <sup>th</sup> century tenements fronting Unity Street, with a yard and workshops opening onto Jacob Street. Part of area in use as a sugar refinery by 1903. Course of the medieval 'Great Ditch' predicted to run through or close to this area.	Moderate to substantial adverse depending on the precise nature of development ground works required in this area.
Area 3	Construction of apartments on both frontages	Built heritage Standing walls relating to pre-20 <sup>th</sup> century structures have been identified at the south-eastern and north-western perimeter.	Substantial adverse because of proposed demolition in an area where earlier standing walls have been identified.



Area or Building	Proposed Development	Significance Assessment	Overall Impact Assessment
		<p>Archaeology</p> <p>Site of early 18<sup>th</sup> century tenements fronting Unity Street, with post-medieval tenements fronting Jacob Street. Area in use as a sugar refinery by 1903. Course of the medieval 'Great Ditch' predicted to run through or close to this area. Distinct terrace behind the Unity Street frontage may represent the course of the ditch.</p>	Substantial adverse.
<b>Area 4</b>	Construction of apartments and car parking on site of present depot.	<p>Built heritage</p> <p>None identified.</p>	N/A
		<p>Archaeology</p> <p>Site of Newmans Yard and Britannia Place, post-medieval tenements courtyards and workshops opening onto and fronting Jacob Street.</p>	Substantial adverse.
<b>Area 5</b> , Buildings 4, 5 and 6.	Existing buildings redeveloped and extended as commercial premises with apartments above.	<p>Built heritage</p> <p>Existing buildings fronting Unity Street built between 1903 and 1945.</p>	Moderate adverse to built heritage. Minor to moderate adverse to streetscape.
		<p>Archaeology</p> <p>Site of early 18<sup>th</sup> century tenements fronting Unity Street. Course of the medieval 'Great Ditch' predicted to run through or close to this area.</p>	Moderate to substantial adverse depending on associated ground works required in this area.
<b>Building 7</b>	Construction of 3 town houses behind existing frontage.	<p>Built heritage</p> <p>Existing Unity Street frontage built between 1903 and 1918. Structural remains to the rear could be of 18<sup>th</sup> century date.</p>	Substantial adverse, as the present proposals would probably require demolition to the rear of this building. Minor to moderate adverse to streetscape.
		<p>Archaeology</p> <p>Site of early 18<sup>th</sup> century tenements fronting Unity Street. Course of the medieval 'Great Ditch' predicted to run through or close to this area.</p>	Substantial adverse.
<b>Area 6</b>	Construction of 3 town houses behind Unity Street frontage, as above, together with three new town houses fronting Jacob Street, with gardens and	<p>Built heritage</p> <p>Eastern boundary of the study area incorporates palimpsest boundary wall relating to previous standing structures.</p>	Negligible to substantial adverse depending on nature of proposed development.

<b>Area or Building</b>	<b>Proposed Development</b>	<b>Significance Assessment</b>	<b>Overall Impact Assessment</b>
	parking between.	<p>Archaeology</p> <p>Site of early 18<sup>th</sup> century tenements fronting Unity Street. Course of the medieval 'Great Ditch' predicted to run through or close to this area.</p> <p>Site of Wiggington's Court and Britannia Place, post-medieval tenements, courtyards and workshops opening onto and fronting Jacob Street.</p>	Substantial adverse.

## 8 SUMMARY AND CONCLUSIONS

The study area comprises land situated between the south side of Jacob Street, the north side of Unity Street and the east side of Hawkins Street, Old Market, Bristol (centred NGR ST 59700 73050). This rectangular plot of land at present consists of at least five strips or plots, some of which are at present partially vacant or used for car parking. Two buildings front Jacob Street while a further five front Unity Street. The entire study area lies within the Old Market Conservation Area, but none of the present buildings are listed.

The study area lay within the medieval parish of St Philip, just inside the city boundary that was defined by charter in 1373.

During the 16<sup>th</sup> and 17<sup>th</sup> centuries the study area appears to have lain in enclosed fields east of St Philips church, between Back Lane (modern Jacob Street) and another unnamed road (modern Unity Street). By the late 17<sup>th</sup> century much of the Jacob Street frontage had been developed. The remainder was developed by c. 1710, as was most of the Unity Street frontage. The area remained largely residential until the 1890s, when the tenements fronting Unity Street were demolished to allow for the widening of the road, and commercial premises were erected on one of the plots fronting Jacob Street. By 1940 all residential premises within the study area had been vacated and the plots abandoned or converted to commercial use.

An inspection of the study area indicates that none of the present standing buildings dates from before 1885. The earliest building within the study area, on the corner of Unity Street and Hawkins Street, was built between 1885 and 1890. The abandoned warehouse that runs from Jacob Street to Unity Street was a c. 1927 purpose built bacon factory for the Danish Bacon Company Limited. The remaining structures fronting Unity Street consist of one mid-20<sup>th</sup> century office over garage and a row of buildings identified as the former headquarters of the Bristol branch of the St John's Ambulance Brigade, extant by 1910. However a significant quantity of standing remains, chiefly roughly coursed sandstone walls, has been either preserved within the fabric of the present structures, or immediately adjacent to them. These remains appear to relate to post-medieval structures, probably tenements and workshops, which were extant by 1885 but have since been demolished.

The Bristol Historic Environment Record database has one record located within the study area, relating to the former Golden Heart public house, fronting Unity Street, demolished before 1903. There is no evidence for prehistoric activity in the area, nor is there any evidence for Roman settlement. Old Market was established by the late 12<sup>th</sup> century; late Saxon pottery finds from the area suggest there may have been occupation here in the 10<sup>th</sup> and 11<sup>th</sup> centuries, when Bristol itself was being established. There is some archaeological evidence for medieval activity south of Old Market Street and on the site of the present Evening Post building. There is good cartographic evidence for early post-medieval buildings fronting the south side of Jacob Street, with development of the north side of Unity Street in the early 18<sup>th</sup> century. The principal feature of archaeological interest is the proposed course of the medieval 'Great Ditch', represented by the ancient city bounds that ran along the north side of Unity Street. Physical examination of the study area has revealed a pronounced terrace along the north side of Unity Street, at the approximate location of the city boundary and the presumed course of the ditch.

On this basis of the documentary evidence gathered for this study, the archaeological potential of the study area is considered to be moderate to high, with significant potential for the below ground preservation of mid to late 17<sup>th</sup> century tenements fronting Jacob Street, and early 18<sup>th</sup> century tenements fronting Unity Street. There is some potential for the preservation of buried deposits and features relating to the medieval settlement of Old Market. In addition there is also significant potential for the preservation of buried deposits and features relating to the medieval 'Great Ditch'.

## 9 BIBLIOGRAPHY AND REFERENCES

### Abbreviations

aOD	Above Ordnance Datum
BCL	Bristol Central Library
BHER	Bristol Historic Environment Record
BRO	Bristol Record Office
n.d.	No date
OS	Ordnance Survey

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OS	1885	<i>Bristol</i> , sheet 72.13.21. 1:500 scale map. Southampton.
OS	1885	<i>Bristol</i> , sheet 72.13.22. 1:500 scale map. Southampton.
OS	1903	<i>Gloucestershire</i> , sheet 72.13. County Series 1:2,500 scale map. Southampton.
OS	1918	<i>Gloucestershire</i> , sheet 72.13. County Series 1:2,500 scale map. Southampton.
OS	1945	<i>Gloucestershire</i> , sheet 72.13. County Series 1:2,500 scale map. Bristol.
Sivier, D.	2002	<i>Anglo-Saxon and Norman Bristol</i> . Stroud.

### Works of Reference

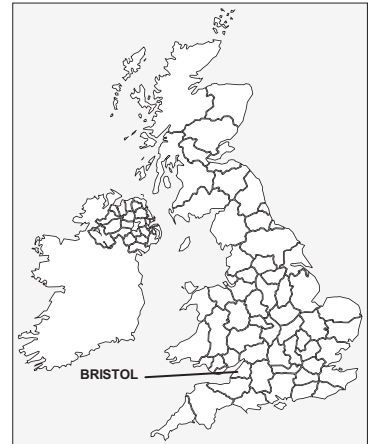
- Kelly 1913-1973 *Directory of Bristol*. Bristol
- Mathew 1793-1869 *Directory of Bristol*. Bristol.
- Wright 1870-1912 *Directory of Bristol*. Bristol.



Figure 1

Location of the Study Area ←

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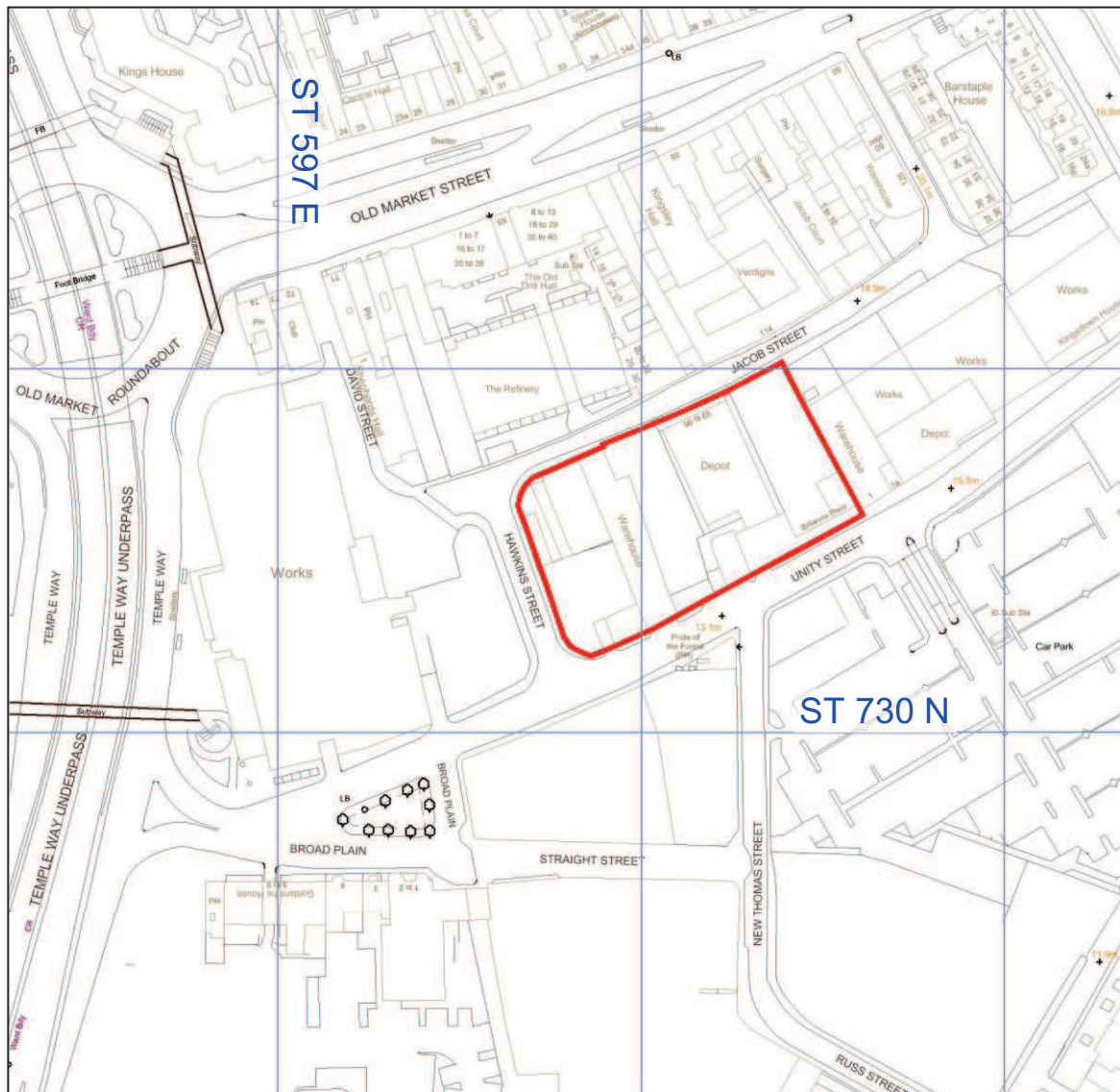
Scale 1:25,000

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Figure 2

Detail of the Study Area

Approximate boundary of the study area outlined in red



Scale 1:2,000

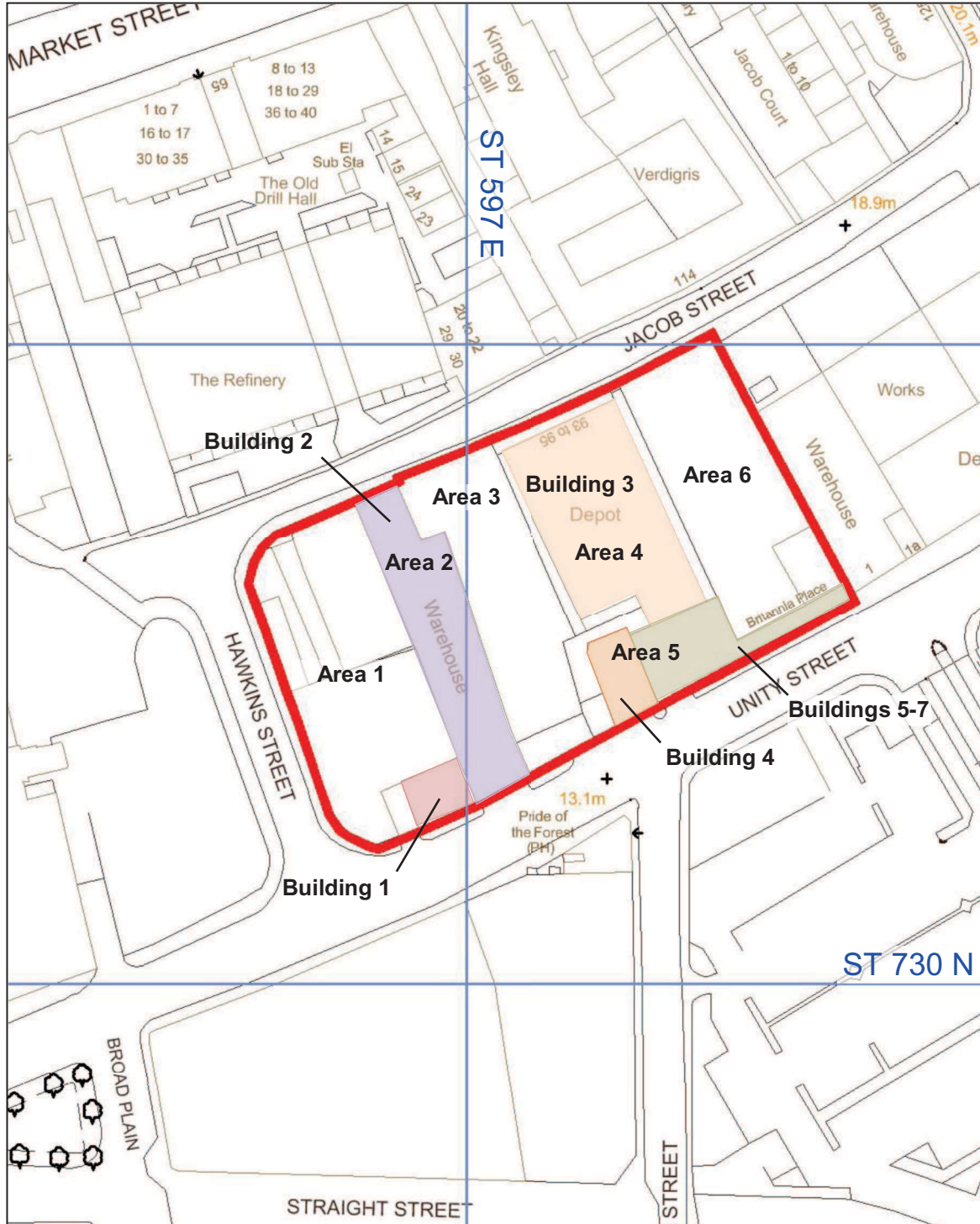
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Figure 3

### Outline of the Study Area

Approximate boundary of the study area outlined in red

Individual buildings referred to in the text are highlighted in colour



Scale 1:1,000

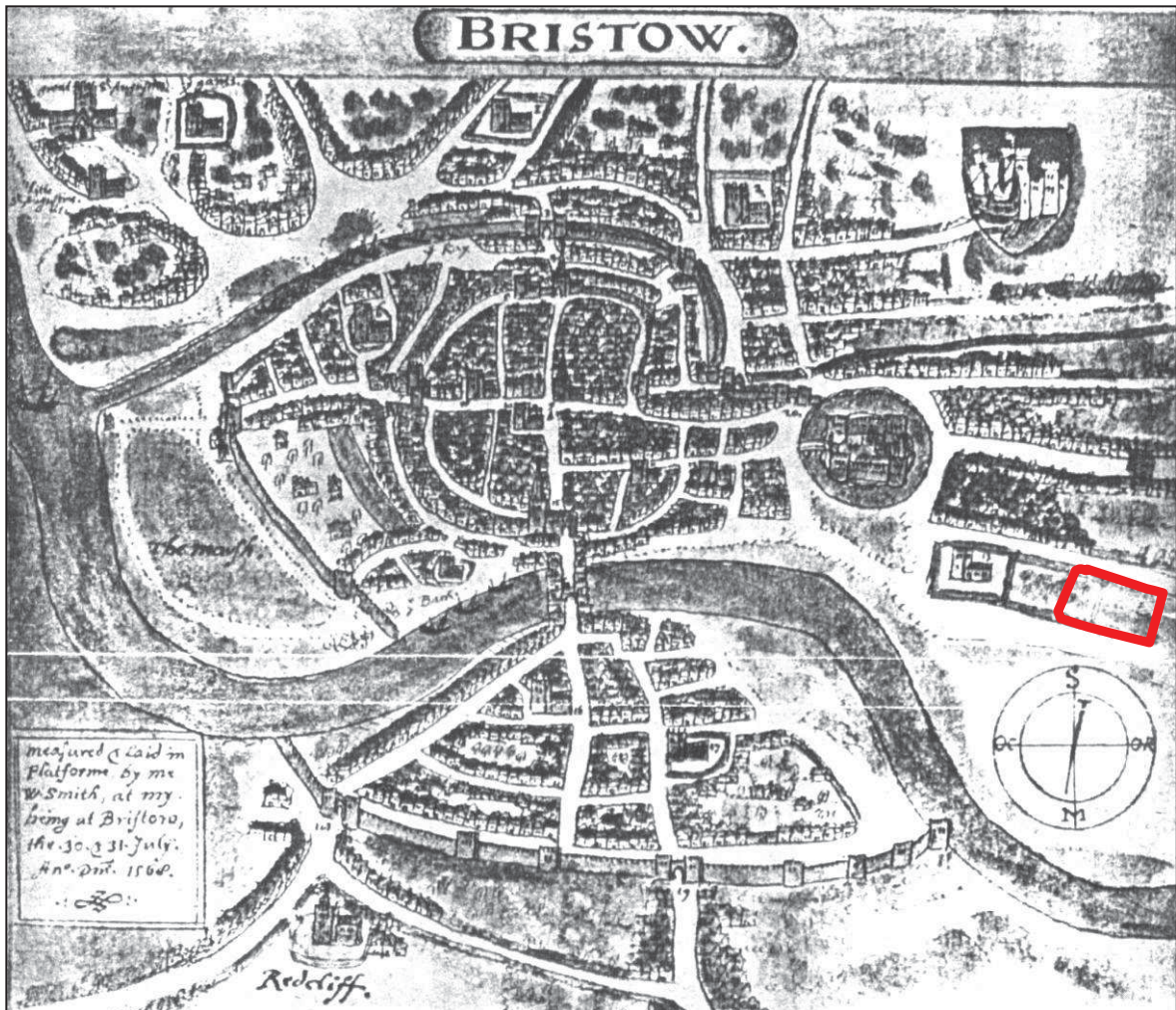
Ordnance Survey © Crown copyright 2011 All rights reserved. Licence Number AL 100005802



Figure 4

An Extract from the 1568 map of Bristol by William Smith

Approximate location of the study area indicated in red

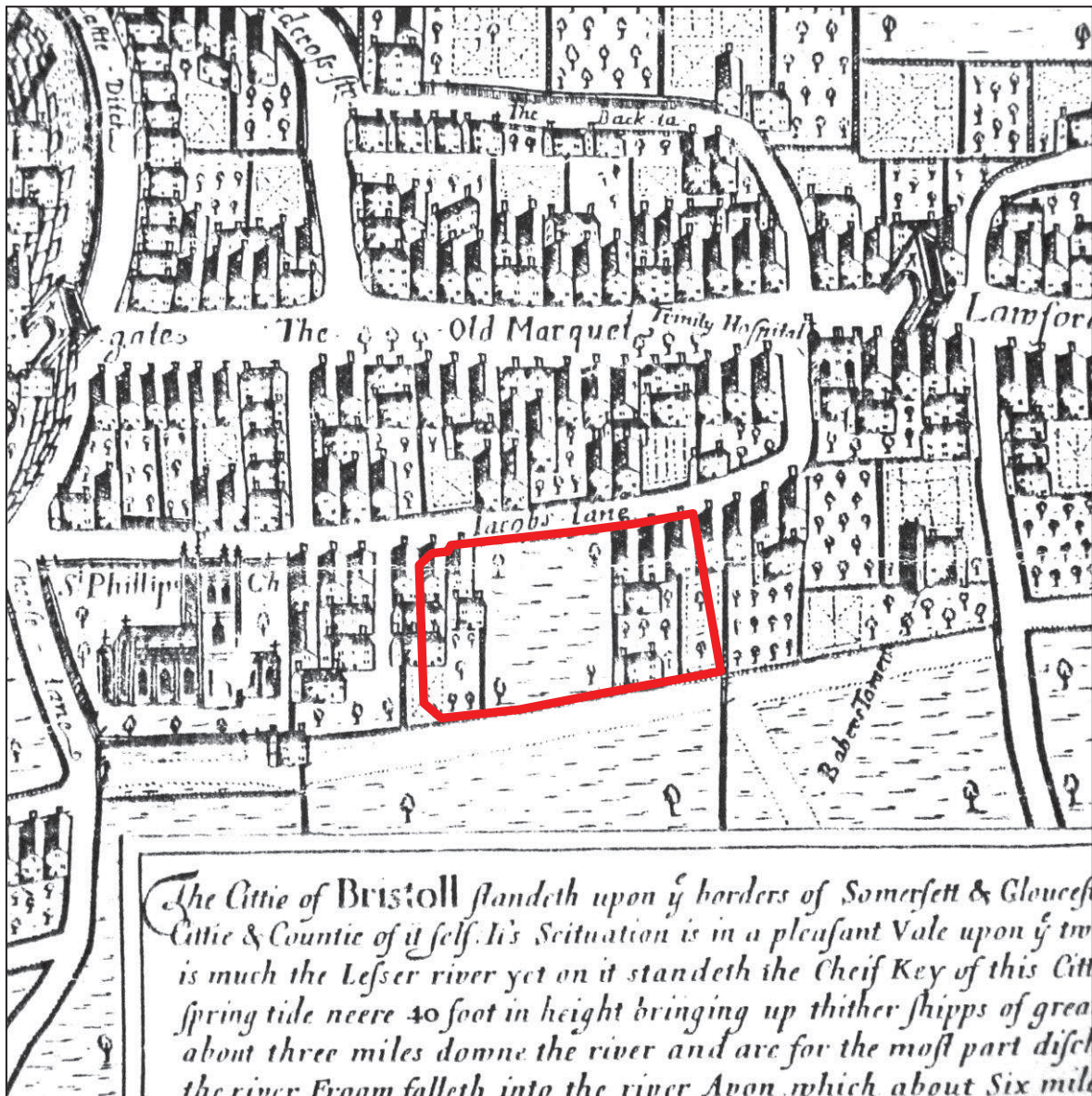


Not to Scale

Figure 5

An Extract from the c. 1710 map of Bristol by Jacobus Millerd

Approximate Boundary of the Study Area outlined in red

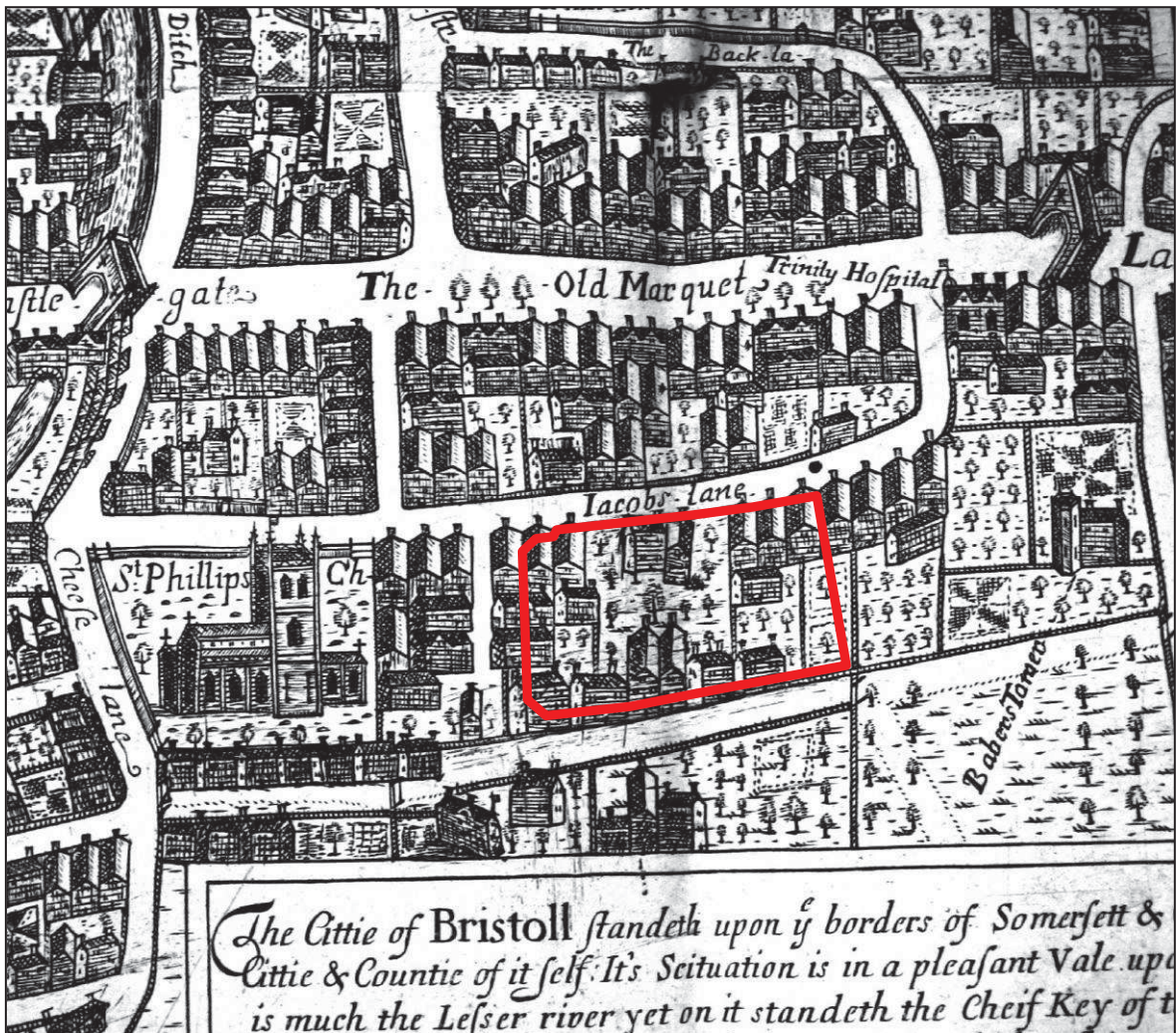


Not to Scale

Figure 6

An Extract from the c. 1710 map of Bristol by Jacobus Millerd  
(BRO/9743)

Approximate Boundary of the Study Area outlined in red



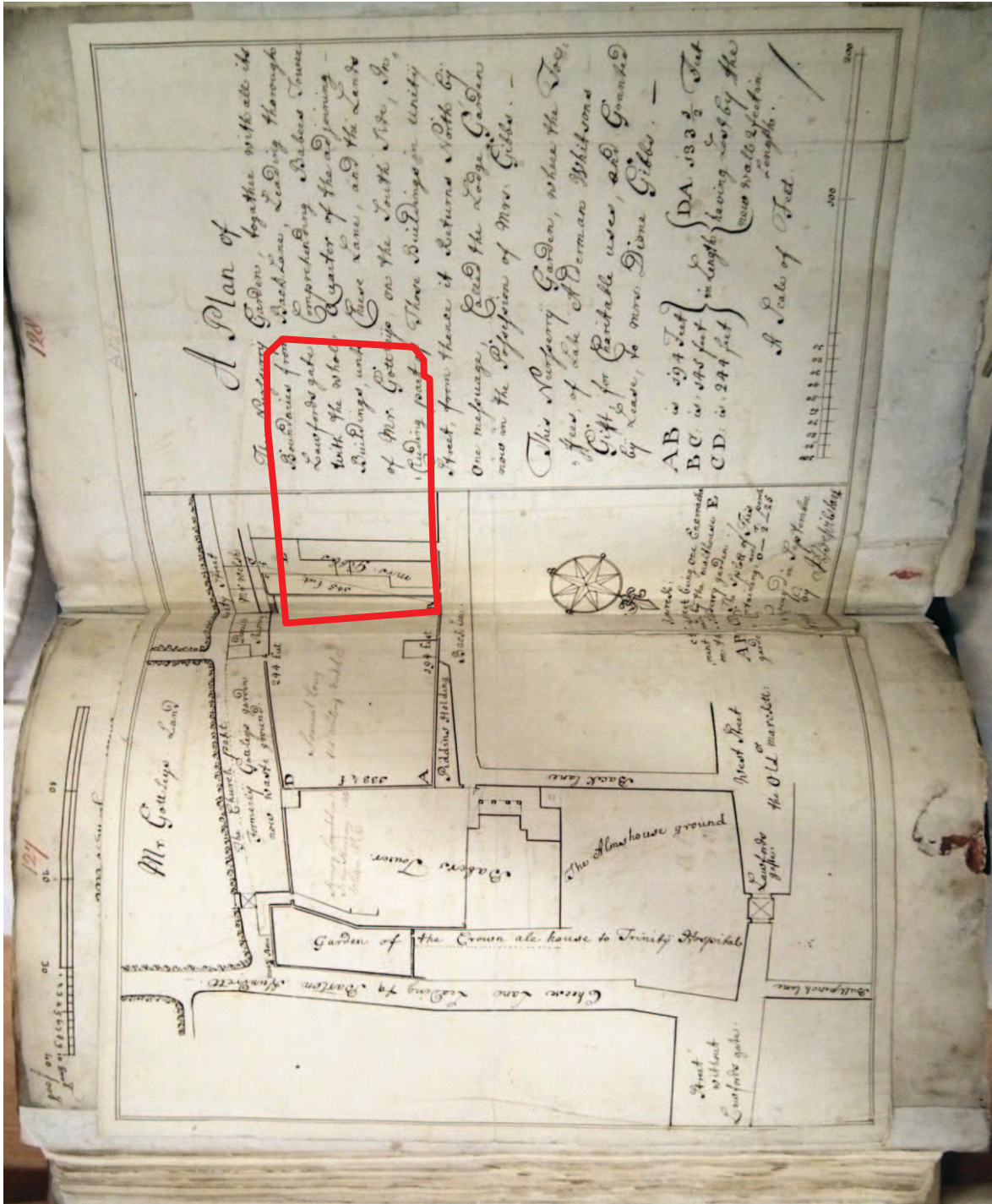
Not to Scale

Reproduced by Courtesy of the Bristol Record Office

Figure 7

The c. 1730-45 plan of Back Lane, Old Market, by Jacob de Wilstar.  
(BRO/Plan Book A/13)

Approximate Boundary of the Study Area outlined in red



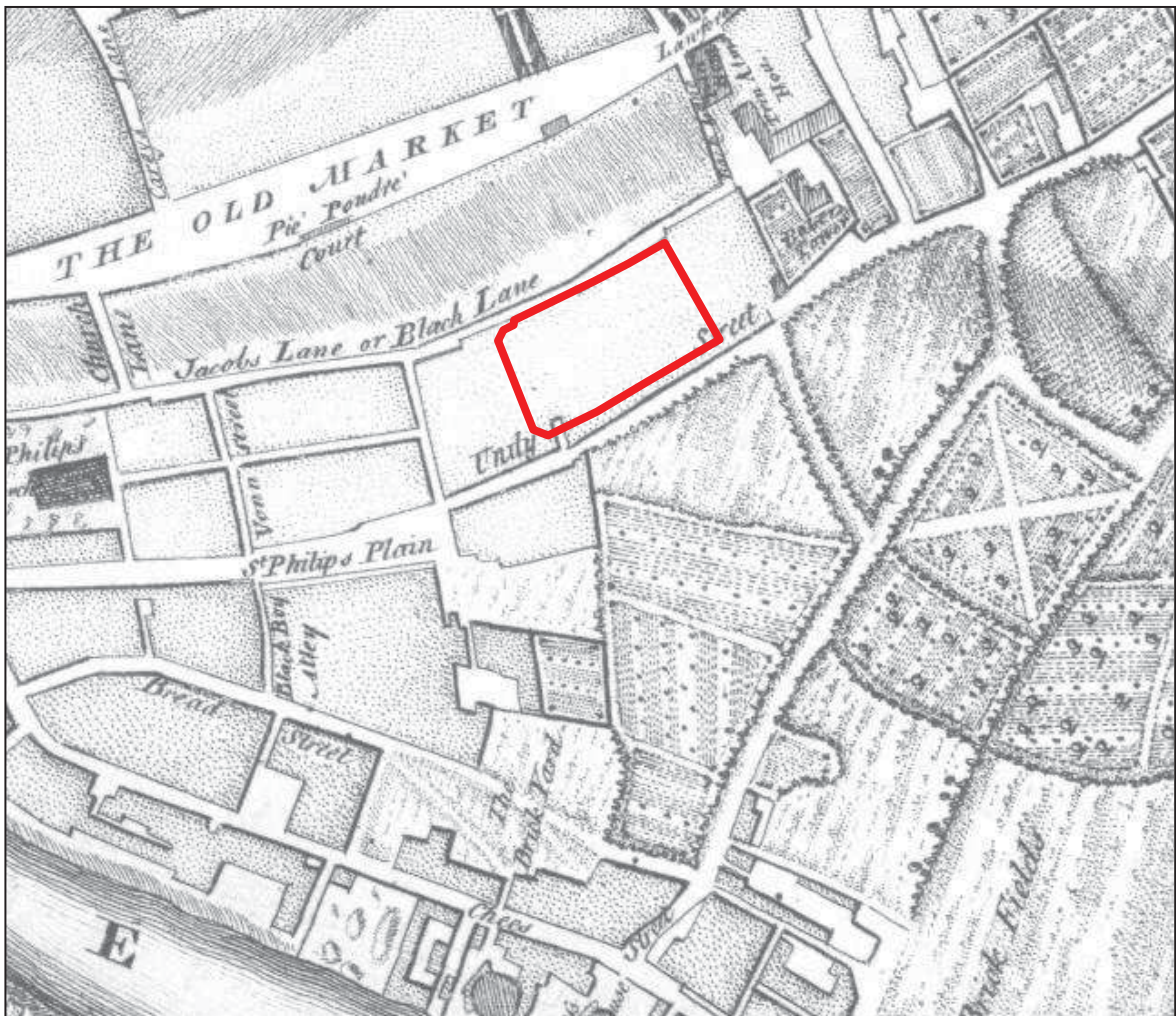
Not to Scale

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Figure 8

An Extract from the 1750 *Plan of the City of Bristol* by John Rocque  
([BRO/Non-archival plans/66](#))

Approximate Boundary of the Study Area outlined in red



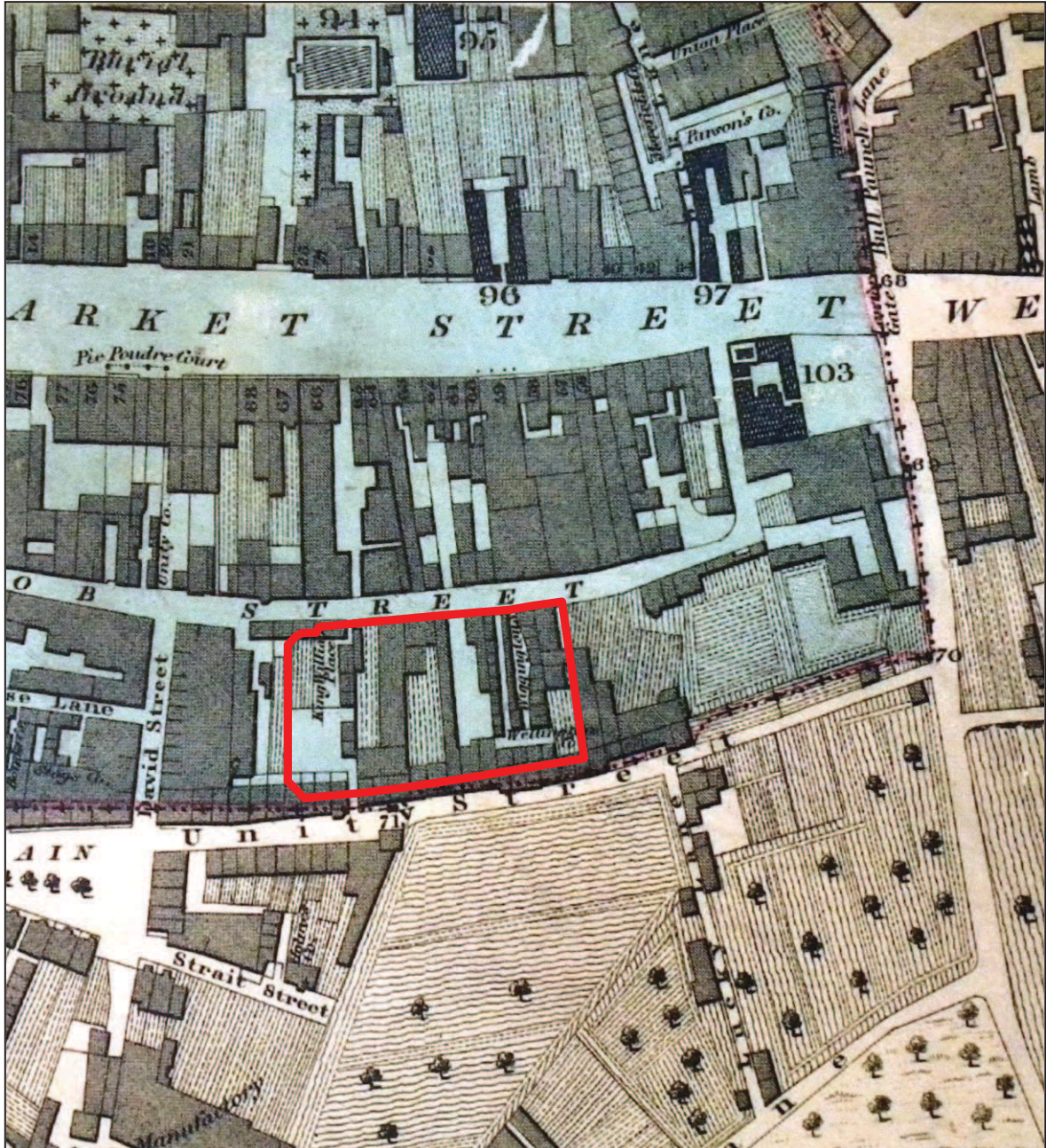
Not to Scale

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Figure 9

An Extract from the 1828 Plan of the City of Bristol and its Suburbs by G. Ashmead and J. Plumley, BRO/04481/South Sheet (facsimile)

Approximate Boundary of the Study Area outlined in red



Approximate Scale 1:2,000

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Figure 10

Extract from an 1855 Map of Bristol Surveyed by G. Ashmead  
BRO/40860/Map 69

Approximate Boundary of the Study Area outlined in red



Approximate Scale 1:1,000

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Figure 11

Extract from the 1885 Ordnance Survey Map of Gloucestershire  
Sheets 72.13.21 and 22.

Approximate Boundary of the Study Area outlined in red



Approximate Scale 1:800

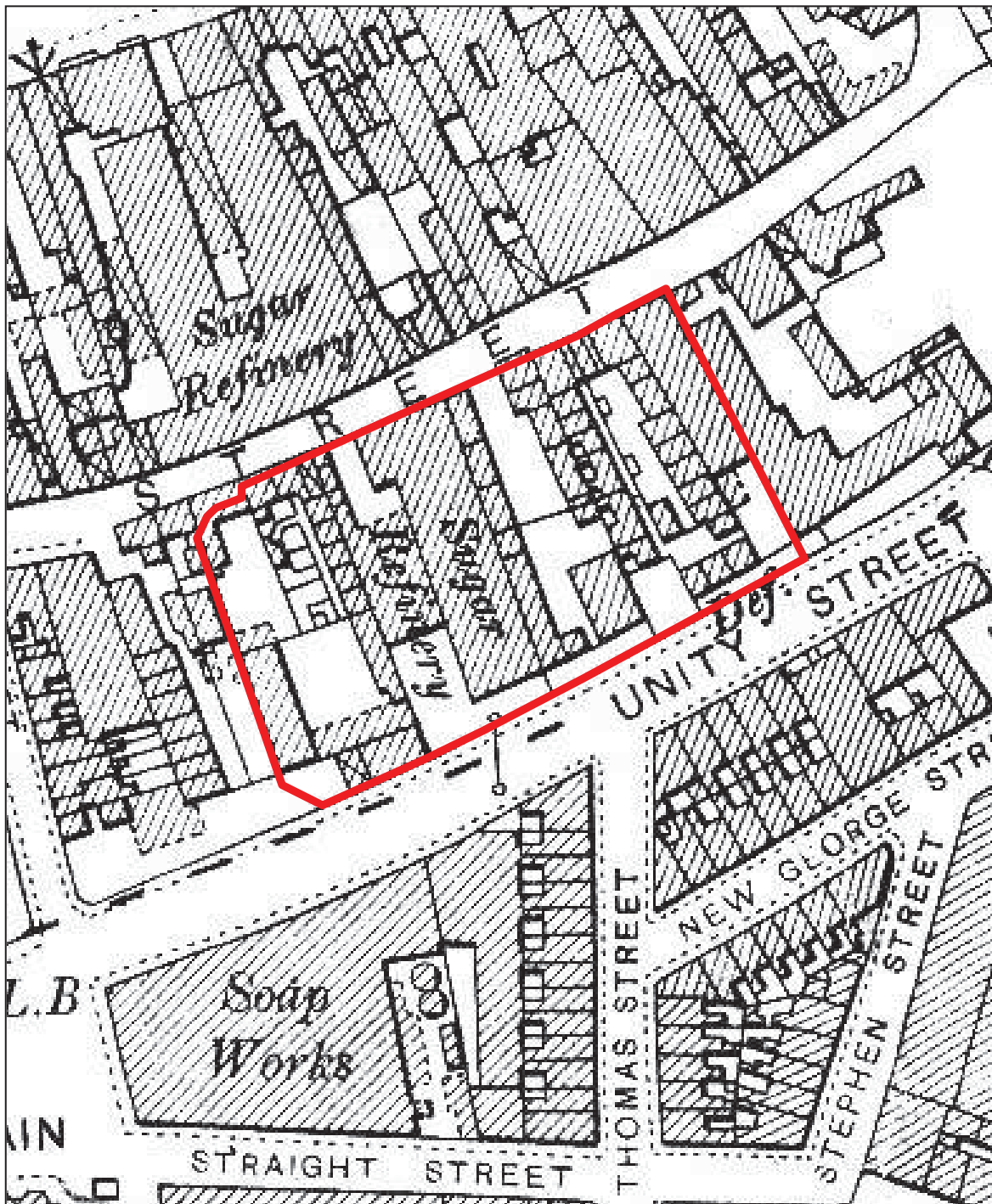
Reproduced by Courtesy of the Bristol Record Office



Figure 12

Extract from the 1903 Ordnance Survey Map of Gloucestershire  
Sheet 72.13.

Approximate Boundary of the Study Area outlined in red

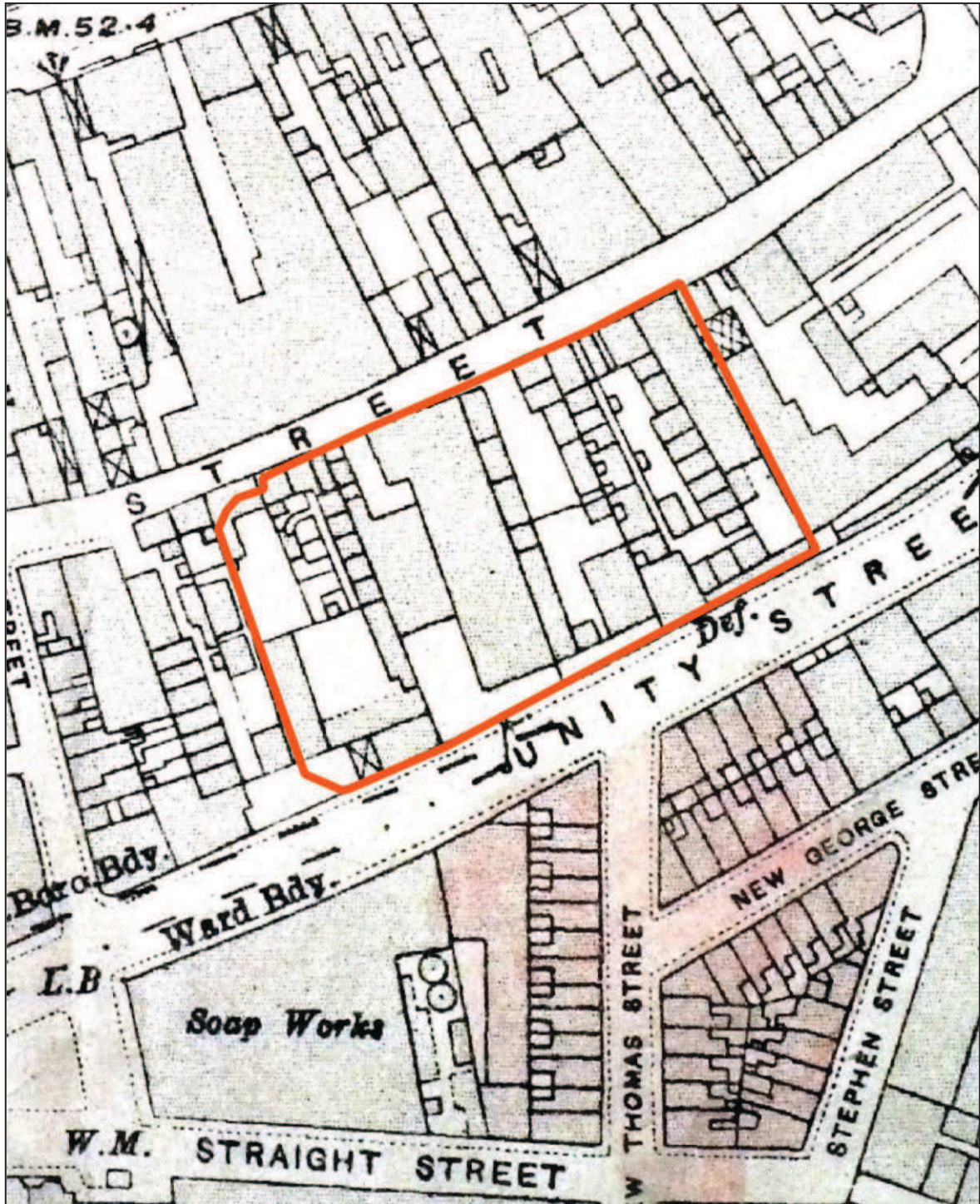


Approximate Scale 1:1,000

Figure 13

Extract from the 1918 Ordnance Survey Map of Gloucestershire  
Sheet 72.13

Approximate Boundary of the Study Area outlined in red

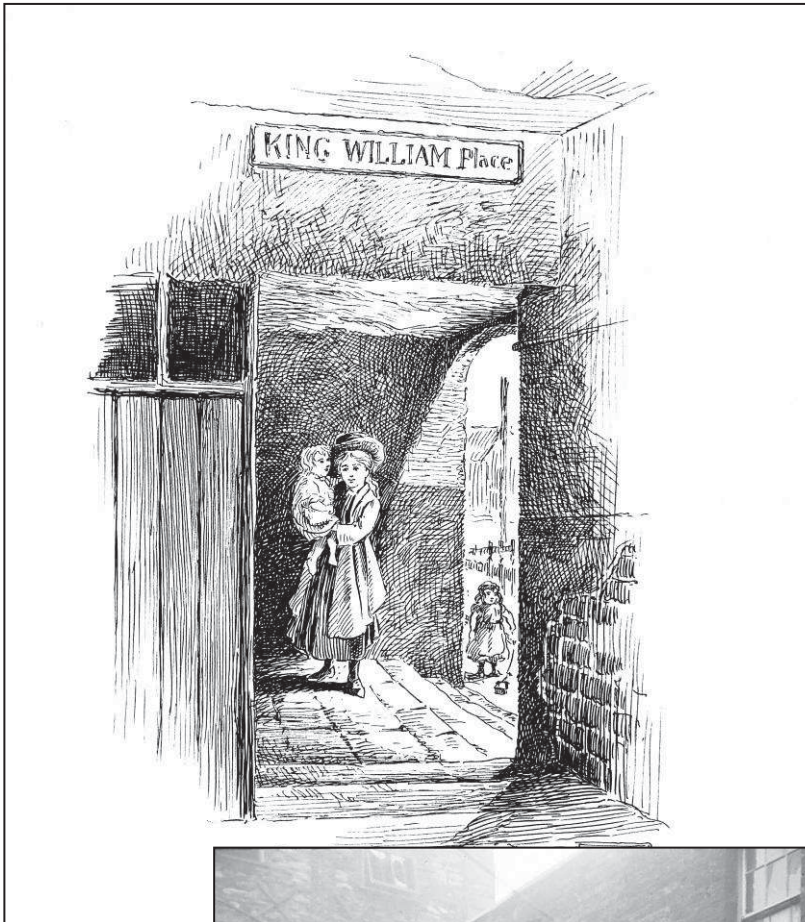


Approximate Scale 1:1,000

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Figure 14

Two illustrations of the Study Area.



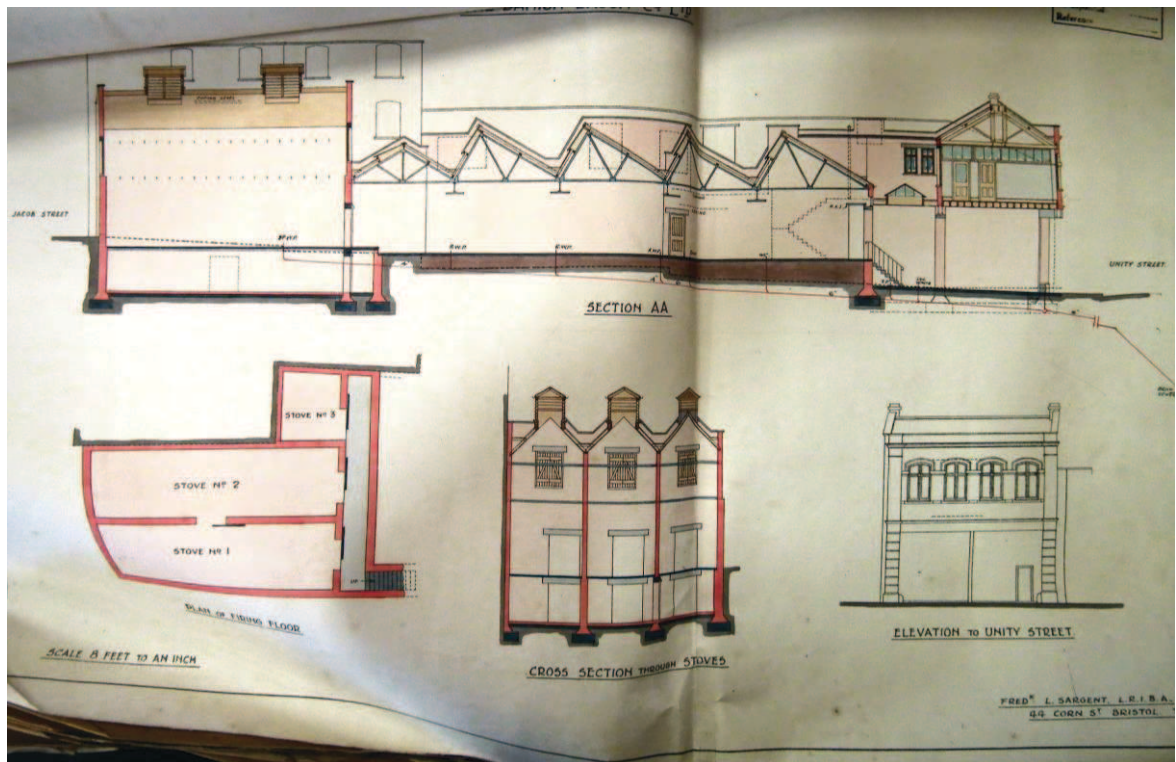
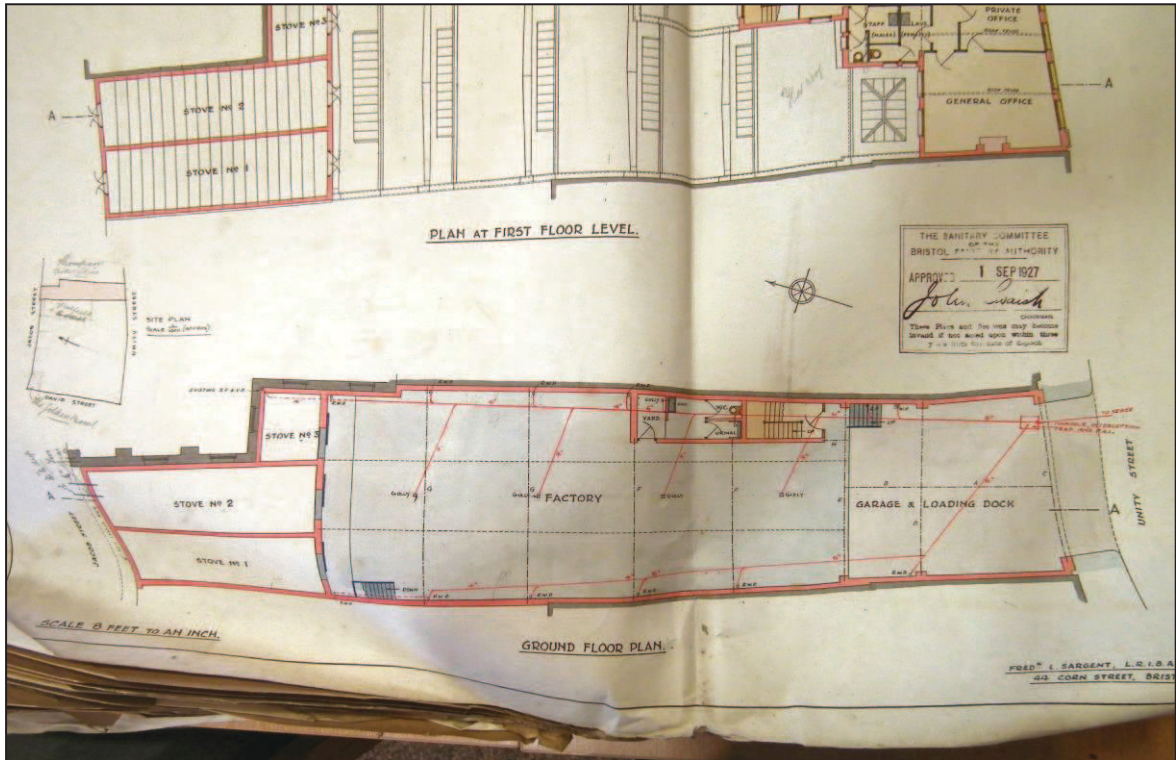
a) *Entrance to King William Place, Jacob Street n.d.* From the Samuel Loxton collection (BCL/X1597). Reproduced by courtesy of the Bristol Central Library.



b) *Britannia Place, Jacob Street n.d.* From the collection of Dr H. Temple Phillips (BRO/39801/P/B/135). Reproduced by courtesy of the Bristol Record Office.

Figure 15

Ground plan, sections and elevations of the former factory of the Danish Bacon Company Limited on Unity Street, 1927 (BRO/Building plan/Volume 87/22g and i).



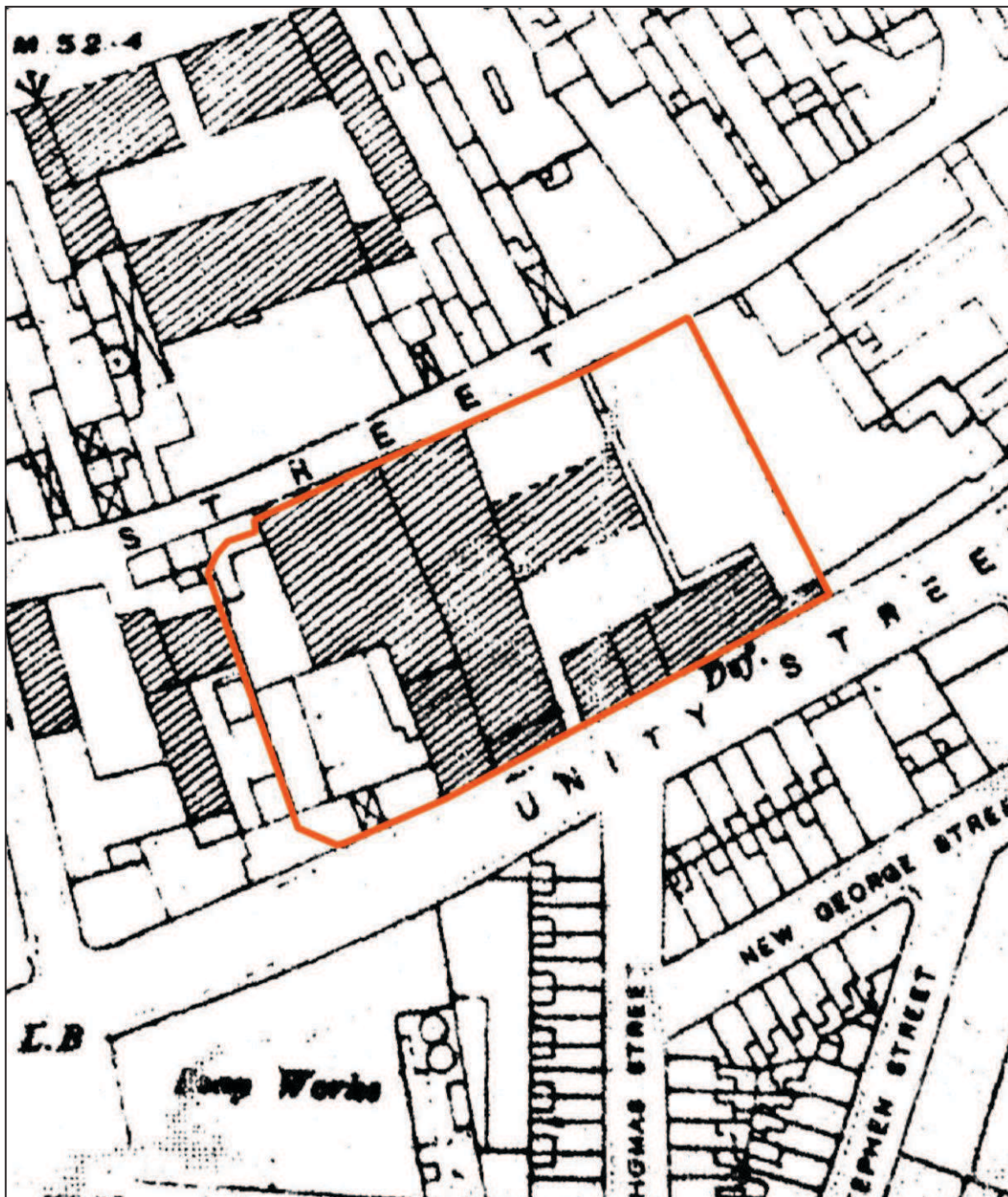
Not to scale

Reproduced by Courtesy of the Bristol Record Office

Figure 16

Extract from the 1945 Map of Bristol  
Sheet 72.13

Approximate Boundary of the Study Area outlined in red



Approximate Scale 1:1,000

Reproduced by Courtesy of the Bristol Record Office

## Plates



a) Aerial view part Hawkins Street frontage, with structures fronting Jacob Street/Unity Street. Looking east.



b) Area 1, Building 1 fronting Unity Street, looking north east.



c) Building 2, Jacob Street frontage, looking south east.



d) Building 2 and Area 3, Unity Street frontage, looking west.



e) Area 3, looking north.

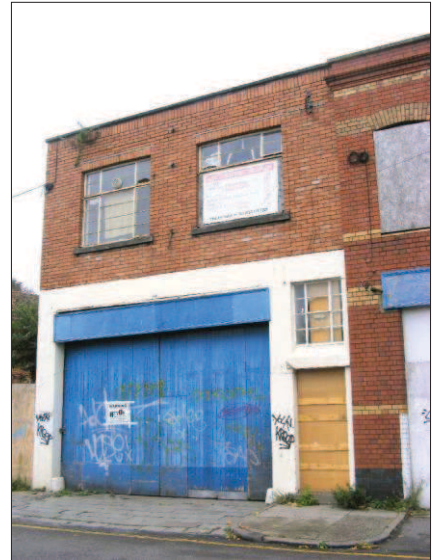


f) Standing remains in Area 3, looking southeast, illustrating the sudden drop to Unity Street.

## Plates (cont.)



g) Area 3, standing building remains along the east face of Building 2, looking west.



h) Area 5, Building 4 fronting Unity Street, looking north.



i) Area 5, Buildings 5 and 6, looking northeast.



j) Buildings 6 and 7 from Area 6, looking west.



k) Area 6, looking south towards the rear of Building 7.



l) Area 6, looking north along the eastern boundary of the study area.