

Land at 6-10 Stillhouse Lane,
Bedminster,
Bristol

**Amended Archaeological Desk Based
Assessment**

BHER 25137



Nick Corcos BA, MA, PhD, AIFA
With contributions by Amy Willis BSc, and
Jonathan Erskine BA, MIMgt, MIFA

Avon Archaeological Unit Limited

Bristol: June 2012

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Frontispiece: The south-western end of Stillhouse Lane, at its junction with Philip Street, looking north-east. The orange-painted building on the left of the frame is The Apple Tree pub. Note the recently-relaid cobbled street surface, which extends for virtually the entire length of Stillhouse Lane.

on behalf of

Johnstone Land Company Limited

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General view of site from eastern side of Stillhouse Lane, looking south-west. Note white-painted residential building to left of frame, which is a recent development occupying no. 4 Stillhouse Lane, and is outside the boundary of the proposed development area. The heavily overgrown building next to it occupies the street frontage of no. 8 Stillhouse Lane, and the empty, overgrown plot to its right (ie to the north) is at no. 10.

Frontispiece

The cobbled surface of Stillhouse Lane, which has been completely relaid within the last five years, taken at its south-western end at its junction with Philip Street. This surface extends along virtually the entire length of Stillhouse Lane. View to north-east.

1	Bedminster place from Stillhouse Lane, view to north-west
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ABSTRACT

Avon Archaeological Unit Limited were commissioned by Johnstone Land Company Limited to carry out an archaeological desk-based assessment on land at 6-10 Stillhouse Lane, Bedminster, Bristol, centred at NGR ST 58882 71798. The site had already been the subject of an earlier assessment, also undertaken by AAU, in 2007; recently however, a change to the site boundary caused by the addition of a small plot on its north-western side, has necessitated a re-examination of the relevant historical and archaeological evidence, to assess whether or not this change would materially affect the findings of that earlier work.

The earliest documents relating to the Study Area date from 1730 and show the Study Area within a parcel of enclosed agricultural land, the accompanying apportionment lists the area as Bedminster Causeway. Another, later, undated apportionment shows that the land was leased for building and by the time of the 1827 Map of the Parish of Bedminster the land had been developed with residential properties fronting Bedminster Place, Stillhouse Lane and a small entrance lane (later Stokes Court). By 1841 a narrow entrance lane, listed on Ashmead's map as Hamley's Buildings had been inserted between Stokes Court and Bedminster Place and small terrace houses had been erected on either side. Thereafter few changes took place until the early 1900's; the Bristol directories suggest that Stokes Court and Hamley's Buildings (later renamed Vaughan's Buildings and Stones Buildings) had been vacant from around 1897 and a 1918 OS Map indicates that the properties appear to have been demolished leaving a vacant plot of land.

The 1920 OS Map shows that a single property had been built where Hamley's Buildings had stood. This building is shown on all subsequent maps and was still standing at the time of the site visit. By 1953 all of the buildings seen on the 19th century maps had been demolished and replaced with industrial units. Various businesses occupied the study area from the late 1950's onwards, these included hauliers, roofing/building companies and a car repair garage.

To the northeast of the Study Area an archaeological evaluation, carried out in 2001, identified deposits of possible medieval date in trenches located close to Boot Lane. Archaeological excavation of the land at Squires Court in 2004 uncovered the remains of an 18th century pottery kiln and associated buildings, producing red and brown earthenware. A watching brief carried out in 2003 on a site to the north east of the Study Area revealed no structures or deposits of archaeological interest.

On the basis of the documentary and archaeological evidence examined for the site it is suggested that the finding of the earlier study is not materially altered; the Study Area is considered still to have low to moderate archaeological potential for the preservation of significant buried archaeological deposits and structures, in particular relating to the buildings shown on the 1827 map and the later Hamleys/Stones Buildings and Stokes Court/Vaughan's Buildings. The potential for earlier buried archaeological remains cannot be ascertained with any certainty from the documentary sources and remains untested.

ACKNOWLEDGEMENTS

Avon Archaeological Unit Limited wishes to acknowledge the assistance given by the following in the production of this report:

NOTES

Whereas Avon Archaeological Unit Limited have taken all care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

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All enquiries should be addressed to:
Avon Archaeological Unit Limited
Avondale Business Centre
Woodland Way, Kingswood
Bristol BS15 1AW
Telephone and Facsimile 0117 960 8487.
Email: avonarch@yahoo.co.uk.

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ABBREVIATIONS

AAU	Avon Archaeological Unit
aOD	Above Ordnance Datum
BHER	City of Bristol Historic Environment Record
NGR	National Grid Reference
OS	Ordnance Survey
BRO	Bristol Record Office

1 INTRODUCTION

Avon Archaeological Unit have been commissioned by Johnstone Land Company Limited to update an existing Desk-Based Assessment, produced in 2007, and relating to a site, on the southern side of the junction between Bedminster Place and Stillhouse Lane in Bedminster, Bristol, and on the western side of Stillhouse Lane. The site is centred at NGR ST 58882 71798, and the previous report was entered in the City of Bristol HER under reference 24519 (Willis 2007). It is proposed to develop this site, currently occupied by nos. 6-10 Stillhouse Lane, for residential use. The Study Area incorporates three commercial properties/workshops and a small car park; it is bounded to the north-east by Bedminster Place, to the north-west by houses fronting Bedminster Parade, and to the south-west by workshops (**Figures 1 and 2**). All the properties affected front on to Stillhouse Lane, and a small workshop structure off the rear of the car park is accessed via Bedminster Place. At its longest point, from NW to SE along its SW boundary, the site measures just under 40m, while its greatest width, at 27m, is presented on the Stillhouse Lane frontage, from SW to NE. As originally proposed (Willis 2007), the total area of land earmarked for development was approximately 660 m². However, since the original report was produced, a further small area to the north-west of the original site, at the NW end of the plot occupied by no. 6 Stillhouse Lane, has been added to the site boundary, but two rather larger areas, on the northern and southern sides of the site respectively, have been deleted from the development area. No. 4 Stillhouse Lane, for example, bounding the southern side of the site, has already been developed (**Cover**). The new development area, therefore, now amounts to a total of about 570m², and as a result, an amended desk-based assessment was deemed necessary to take account of this change¹. It should, finally, be noted that the site lies *within* the boundaries of the Bedminster Conservation Area (designated in 1981) as presently framed. It is a requirement under the provisions of current planning legislation (*Planning (Listed Buildings and Conservation Areas) Act 1990*), that Conservation Area Consent should be obtained before the demolition of *any* building, exceeding 115m³ in size, can take place within a designated Conservation Area.

2 METHODOLOGY

Searches were made of the indices of the collections of the Bristol Record Office, Bristol Central Library, and the main Arts and Social Sciences Library of the University of Bristol. A variety of online bibliographic resources, most notably COPAC, BIAB, the Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise². A visit to the site was made by the author on 22nd June, 2012, when a digital photographic record was made (**Cover, Frontispiece and Plates 1 and 2**). In addition, information from a trawl of the City of Bristol Historic Environment Record, carried out on behalf of AAU by Peter Insole, HER Officer for the local authority, was incorporated into the findings of the study (**Figure 3**).

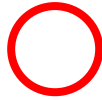
¹ I am very grateful to my colleague at AAU, Kevin Potter, for his guidance relating to the calculation of the new area from a CAD drawing supplied by Johnstone Land Company Limited.

² www.copac.ac.uk; www.biab.ac.uk; <http://archaeologydataservice.ac.uk/>; www.scholar.google.com

Figure 1

Location of the Study Area

The Study Area



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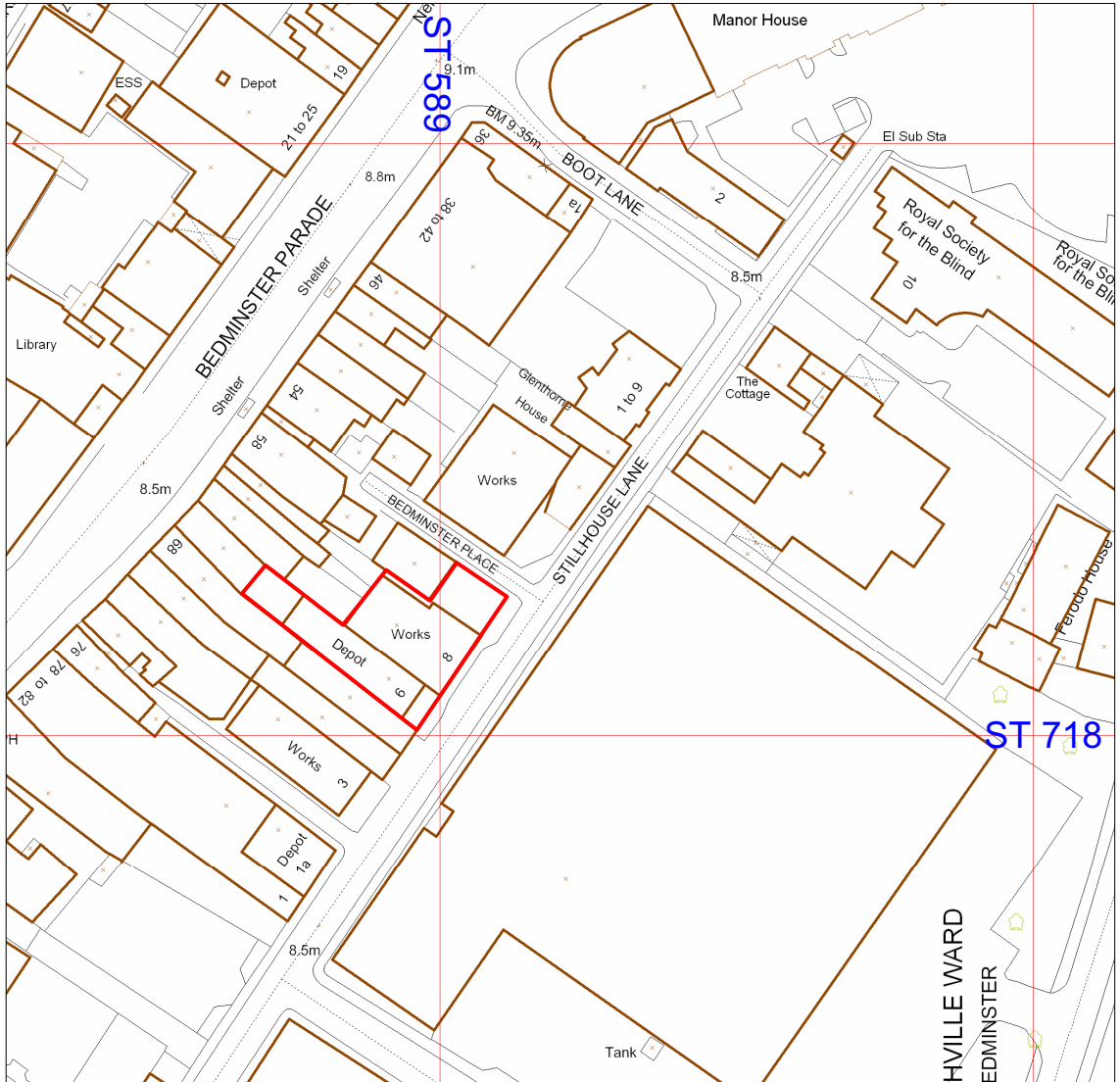
Scale 1:25,000

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Figure 2

Boundary of the Study Area (outlined in red)

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Scale 1:1250

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3 TOPOGRAPHY AND GEOLOGY

The site lies on the southern side of the River Avon, and a detailed topographical survey supplied by the commissioning client reveals that the site is in fact effectively level, showing heights centring on about 8.60m at its NW end, where it backs onto the rear of properties fronting Bedminster Parade, and around 8.50m aOD on the Stillhouse Lane frontage; this represents a barely significant downwards gradient from NW to SE over a distance of just under 40m.

As already intimated, the study site is comparatively low-lying, and this is in part because it lies closely adjacent to the confluence of the Rivers Malago and Avon. The original drainage pattern was heavily modified by the excavation of the New Cut in the very early 19th century, and the construction of culverts for the Malago and, and storm drains in the 20th century. In historic periods, the area was liable to flooding, and was on the southern edge of the Dean Valley, now occupied by the New Cut. It is possible that the Dean, before its modification, represented the remains of a palaeochannel of the Avon as it flowed across the flood plain. The road to Wells from Redcliffe was carried across Bedminster Causeway (now Bedminster Parade), close to an area of flooded clay pits in the 18th century. The Causeway itself, however, was in existence by a much earlier date, in the 14th century (Burchill 2000). The general area has also been modified by the spreading of spoil from the New Cut excavation, both Commercial Road and Coronation Road, both to the north of the study site, being constructed on lateral dumps of spoil.

The site itself sits directly on top of drift deposits of riverine alluvial clays, which are themselves underlain by a solid geology consisting of hard calcareous clays, mudstones and siltstones of the Mercia Mudstone Group (formerly known as the Keuper Marls). Stratigraphically, these deposits lie close to the base of the Triassic, and are extremely widespread within the lithologies of that period in the UK (BGS).

4 HISTORICAL BACKGROUND

Historically, the study area lay in the ancient ecclesiastical parish of Bedminster, in northern Somerset, and in the Hundred of Bedminster and Hartcliff. There is no *Victoria County History* covering this part of Somerset as yet, but an early account can be found in Collinson (1791, II, 280-288). Bedminster has also been the subject of an Extensive Urban Survey, carried out by the former Avon County Council (La Trobe Bateman, 1999).

At the former Mail Marketing site (West Street), there is evidence from a series of archaeological investigations, beginning in 2003, of multi-period activity which includes prehistoric, Romano-British and medieval remains, just to the south along West Street. The Romano-British phase here may represent a 3rd-4th century rural farmstead (Williams 2005, 128: Mail Marketing Site, West Street; BHER 22159; Young, forthcoming), and these discoveries indicate that even in seemingly

unprepossessing areas of Bedminster, archaeological survival may be better than one may first think. It has, indeed, been suggested that West Street may also follow the line of a Roman road between the Chew Valley and Almondsbury. The line of the road is known to follow the modern Bishopsworth and Bedminster Down Road (A38), before vanishing, only to reappear in the north of the city. The most obvious route for the road on leaving Bedminster Down would be along the line of West Street. In addition, the name *Chessel* appears as a street name, and this is generally regarded as an archaeologically highly indicative name, especially with regard to Romano-British occupation, and the more so if an early spelling is available (Corcos 2009). In this case the name is indeed recorded in the mid-14th century, but it does not appear that any material of Roman date is known from that area at the present state of knowledge (Russell and Williams 1984, 25; BHER 10903).

This area lay well beyond the limits of the Anglo-Saxon settlement of *Bricg Stowe* (Sivier 2002, 13), and activity of that date on the south side of the River Avon is as yet unattested *archaeologically*. However, the witness of Domesday Book suggests very strongly that there ought to be high-status occupation in this area at least by the late Anglo-Saxon period (Thorn and Thorn, 1980). In 1086, Bedminster was a large, royal manor held directly by the king, having previously been part of the Anglo-Saxon royal demesne. Its sheer size, as it emerged into the post-Conquest and modern periods as an ecclesiastical parish, is an indication that it was by no means of 'ordinary' origin. In the mid 19th century, its total tithable area amounted to 4,115 acres (1,665 ha), excluding only 44 acres (18 ha) which were counted as exempt from tithe (Bedminster Tithe Survey 1841-43, BRO EP/A/32/7). Domesday notes that in the late 11th century, the estate was unhidated, that is, it was not rated for geld, usually taken as a diagnostic indicator of a status as ancient, core royal land. However, even though there is no record of the number of hides at which Bedminster was rated, an indication of its size and agricultural potential is given by the number of *ploughlands* which Domesday records there, and at 26, this amounts to a very large estate (Costen 1992, 166, and notes 1 and 2)³. In addition however, Domesday notes the presence of a priest holding land, and although it is not explicitly stated, it can be presumed that this priest was attached to the church at Bedminster, again a relationship that is usually taken to indicate at least an origin as a mother church of high status, the land being a remnant of an original endowment, and the priest himself all that remained of a formerly collegiate institution (Blair 2005, 366-367).

Indeed, the place-name itself makes this much clear: Bedminster appears to derive from Old English *Beda*, a personal name, together with *mynster*, possibly commemorating either the church's founder, or the name of a priest attached to the church there (Costen 1992, 154). It has been suggested that the minster was in decline by 1086 (La Trobe Bateman 1999, 7), and in general terms, for a wide variety of reasons, this is indeed likely to have been the case (Blair 2005, 364-367); but even so, it is important to consider current ideas about the *physical* nature of high-status, pre-Conquest churches. These are now seen far more as sometimes dense

³It is also worth pointing out that of Bedminster's 26 ploughlands, only some 14 appear actually to have been cultivated (three in demesne, 10 by the customary tenants, and one by the priest). The inference is that there was scope for an expansion of agriculture amounting to something a little under a half the total size of the estate. The exact nature of the Domesday ploughland, and what it denotes in real terms, remains problematic, however: see especially Higham 1990.

complexes of buildings, which may well have had several churches, dwellings, workshops and other ancillary structures. Important middle Anglo-Saxon monastic sites, which Bedminster may well represent, seem to have been not only religious but also economic and political central places, and may in fact have had far more the appearance of somewhat sprawling, proto-urban settlements in their own right; indeed, John Blair has described such places as the nearest thing to towns that the period had to offer (Blair 2005, 246-290)⁴. This has direct implications for our view of these places in terms of the potential archaeological resource which they may represent, and in particular, for the possible existence of contemporary, *multiple* churches (Blair 2005, 199-204). In addition, modern ideas about the close relationship between early minsters and royal halls would point very strongly towards the possibility of there having previously existed a substantial timber hall, perhaps rather like that excavated by Philip Rahtz at Cheddar (Rahtz 1979), somewhere in the vicinity of the former medieval parish church of St. John Baptist, which lay just to the south-east at New John Street. Relationships with major Roman sites, and especially villas, are also a well-known part of this overall occupation mix (Blair 2005, 183-191 and 271-275; Bell 1978). It is likely that St John's represents the site of the original minster which gave its name to the settlement and its estate (Morris 1989, 131; for the specific local example of Cheddar, Blair 1996; and for the site of St John's, Dawson 1979). The church itself, especially in the post-medieval period, underwent a series of misfortunes. It has now gone, although probably very little original medieval fabric remained in it anyway, having been rebuilt once in the later 17th century following damage sustained during the Civil War, and again in the mid 19th century (Latimer 1970, 197, 244). In April 1941, the church then fell victim to a major enemy bombing raid, but the location remains a small, public open space, and lies only 250m away from the study site.

Bristol's rapid rise in the post-Conquest period to the status, intermittently, of England's second largest town, meant that Bedminster became overshadowed, and by the 18th century, it had become effectively a village suburb of its much larger neighbour. The somewhat complex descent of the manor through various landlords, with occasional reversions to the crown, is described by Collinson (1791, II, 280-288). However, a key date which should be noted is 1605, when it was bought by Sir Hugh Smyth, and by virtue of its size alone, its acquisition made that family, later of Ashton Court, among the most eminent landowners in the region. Most of the core settlement area of Bedminster village was deliberately razed in the Civil War period, reputedly on the orders of Prince Rupert (Latimer 1970, 197, 244). Coal-mining established itself as a major industry in south-west Bedminster from the 18th century onwards, and by the 19th century there were 15 pits in or close to the core settlement area. Other notable industries included tanning, rope-making, brick and tile-making, cigarette manufacture, printing and packaging (La Trobe Bateman, 1999).

⁴Bedminster does not appear in Dr Costen's list of major Somerset churches which may have been in existence by AD 750, applying a range of different criteria initially established by John Blair. However, this is by no means an absolute bar to its actually having done so; and indeed, it does appear to satisfy the basic requirements of attachment to a large, probably ancient royal manor, and possession of a priest at Domesday (Costen 1992, 105-107). It was also the mother church of the (admittedly post-Conquest) foundation of St. Mary Redcliffe (Ponsford 1987, 145-146), and, according to Collinson, of St. Thomas, in the city of Bristol, and Abbot's Leigh (Collinson 1791, II, 285).

Coupled with Bedminster's industrial expansion in the 19th century came a dramatic increase in population levels, a development which we may infer from Collinson's account, at the end of the 18th century, of how

This parish, which in ancient times consisted of only a few cottages, is now grown so populous and crowded with buildings, as to form a very considerable suburb of the city of Bristol, the principal street being the great road thereinto from the western parts of England (Collinson 1791, II, 280).

In 1801, the population is recorded as 3,278. Within a century, this figure had risen to over 70,000. In 1835 following the 1832 Reform Act, the boundaries of Bristol were extended to incorporate Bedminster (Latimer 1970d, 185, 208), and in 1881 Bedminster was incorporated in the Parliamentary boundaries of the city (Latimer 1970d, 526). The parish of Bedminster was detached from the Diocese of Bath and Wells in 1845 and came under the authority of the diocese of Bristol and Gloucester (Latimer 1970dc, 293), later the Diocese of Bristol.

In 1836 work commenced on the Bristol and Exeter Railway. The present section from Bristol to Bridgwater, south of the Study Area, was completed in 1841, and is shown on the parish tithe map of that year. With the exception of the railway, Bedminster was still a rural village at that time, but the detailed maps of Bristol by Ashmead in 1855 show the arrival of industry, with the Malago Vale colliery established behind the Red Cow Inn on West Street. Ashmead's map of 1874 shows further changes, with the establishment of the Malago brick and tile works. New tenements had also been built, presumably to take an influx of workers.

By the time of the first Ordnance Survey maps at 1:2500 in 1886 and 1:500 in 1891, industry had further expanded, with the addition of a colour works on the Malago, a chemical works on West Street, tanneries on East Street, and a smelter on Clarke Street. At this time Bedminster was still surrounded on three sides by fields and orchards, and probably still retained a rural 'feel'.

By the second edition of the Ordnance Survey in 1903 to 1904 Bedminster had undergone rapid expansion with the present street pattern of residential tenements established. Tramways had been laid along East Street, West Street, Cannon Street and North Street, with a tramway depot established along the south side of St. John's Street (OS 1903). A gasometer in the Malago Vale indicates the arrival of mains gas (OS 1903). Latimer (1970d, 316) reports that by 1873 three miles of sewer mains had been laid in Bedminster. An important industrial arrival was H. O. Wills and Sons Tobacco Factory on the north side of East Street (OS 1903). During the Second World War parts of Bedminster were destroyed by bombing. A tram was hit on West Street, and St John's parish church was gutted (BHER 906). The church was finally demolished in 1966, without replacement (*ibid*). The churchyard was surveyed in 1980 and 1981 prior to clearance of the monuments for the creation of a public open space (*ibid*).

The study site itself lies, of course, on Stillhouse Lane, but this road was not, apparently, identified explicitly by that name until the late 19th century: a local authority Highway Adoption Notice preserved at the BRO shows that it was not recognised as a formal public highway until its adoption in September 1878 (BRO

40287/1/114). The name under which that process took place seems to derive from the establishment of Cross and Company, Malt Distillers, adjacent to a pre-existing brewery at the northern end of the lane. This route was originally no more than the rear access lane for three blocks of houses and gardens fronting onto Bedminster Causeway, and constructed in the late 18th century on the site of three irregularly-shaped post-medieval house and garden plots which are depicted on maps of the 18th to early 19th century (see below, **Historic Map Evidence**).

5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival in the vicinity of the study site, based on current knowledge as expressed in the City of Bristol Historic Environment Record.

The HER trawl carried out for the purposes of the previous desk-based assessment relating to this site (Willis 2007), covering a 500m radius around it, revealed that while there has been no previous archaeological work, of any kind, within the area of the study site itself, there are some items in the immediate vicinity (**Figure 3**). None of these, however, gives any clue whatsoever to any *known* prehistoric or Roman activity anywhere near the study site, and most of the few records that there are relate to post-medieval and modern structures, or individual buildings. No records were retrieved for sites and finds within the Study Area. There is a cluster of records 250m to the west of the Study Area, with smaller concentrations of records to the north, north-east and west.

The cluster of records lying west of the site (BHER 905, 20689, 20692, 20704, 20715 and 20898) relate to the Hospital of St Katherine. The hospital was founded by Robert de Berkeley to tend to the sick and infirm and needy travellers. The form of the hospital is uncertain, but William Worcester recorded the nave and the chancel in 1480. The nave measured approximately 16 yards long by 7½ yards wide and the chancel was approximately 9 yards long by 5½ wide. Worcester also indicates that a cross was associated with the hospital (Neale 2000). By 1548 there were no inmates in the hospital, and by 1791 the buildings had been converted into dwellings, and the only surviving element was a blocked Gothic window at the east end of the chapel. The remaining features were then apparently demolished in 1887 to make way for the W. O. & H. D. Wills tobacco factory; however, parts of the east end of the chapel may have survived into the beginning of the 20th century.

The small concentration of finds to the west of the Study Area, just south of the former site of St Katherine's Hospital, comprises four records relating to the "Guest House" on East Street (BHER 21644, 21645, 21646 and 21647). The building, probably constructed of stone rubble, was a three-bay house of at least two storeys with a steeply pitched roof. It was probably established in the late medieval or early post-medieval period. Alfred Hudd visited the site in February 1887 believing it to be part of the Hospital of St. Katherine, but the house had already been demolished. To the west of the Study Area two records relate to the former site of Brightbow Bridge (BHER 5881 and 20703), which was situated roughly at the junction of East Street and Bedminster Parade. The bridge was constructed in the medieval period to carry

the road over the River Malago. By 1665, it was reported as being in great decay with part of it having fallen away. Today it is obscured by culverts and later developments, and the extent of survival of any original elements of the bridge structure is not known.

To the north-east of the Study Area lies the site of the tannery and glueworks on York Road. Records BHER 5814, 20630 and 20631 relate to the tannery, and two records relate to an archaeological desk-based assessment (BHER 20648), archaeological evaluation (BHER 20792), and excavation (BHER 21035) of the land at Squire's Court. The desk-based assessment (BHER 20648) indicated that development was taking place along Bedminster Parade during the medieval period and by 1742, buildings with gardens at the rear occupied the site. By 1828 the site was occupied by houses and a tanyard; the tanyard was replaced by the glueworks in 1907, which was later demolished after 1968. The archaeological evaluation (BHER 20792) of the site supported the findings of the desk-based assessment, finding little evidence of occupation prior to the 18th century; although earlier deposits of possible medieval date were identified within two of the trenches which were positioned on the northern side of Boot Lane.

HER 22463 relates to an archaeological desk-based assessment for a site on the corner of Boot Lane and Stillhouse Lane, to the north-east of the Study Area. The assessment concluded that the site had moderate archaeological potential for the preservation of buried archaeological deposits and structures, relating to an L-shaped building shown on a pre-1789 map, and the later artisan houses connected to an adjacent pottery kiln. To the north-east of the Study Area, record numbers 20892 and 21620 relate to an archaeological desk-based assessment and a watching brief carried out in Stillhouse Lane to the rear of numbers 40 to 44 Bedminster Parade (it should be noted that the location of record number 21620 on the HER map is incorrect). The desk-based assessment concluded that the site had moderate potential for the survival of early 19th archaeological deposits. In 2003 a watching brief was carried out on the site; a number of made ground deposits were recorded but no structures or deposits of archaeological interest were observed during the course of the work.

The archaeological excavation of the land at Squires Court (BHER 21035; Parry 2004), on the site of the former glueworks, uncovered the remains of an 18th century pottery kiln, part of a pottery which had been in existence between 1780 and the 1850s. The substructure of the kiln consisted of a circular brick base and a stone outer wall. The inner chamber was lined with fire-brick and originally had four fire boxes (the fourth had been removed by 19th century development). Kiln waste indicates that the pottery was producing red and brown earthenware; the kiln itself was enclosed within an L-shaped building to the south of Squires Court (see figure 7) from at least 1828. The excavation also revealed an extensive layer of 16th/17th century dump deposits made up of domestic and industrial waste and rubble, which may reflect the demolition of medieval buildings. Further landfill activity raised local ground levels above the flood plain, sealing earlier 18th century remains; as already noted, much material came from the excavation of the New Cut, but there was also glass waste from the Redcliffe glass kilns. Spent coal, cinders, clinker, ceramic wasters and redeposited garden soil were also found across the site. It is suggested

in the report that the buildings surrounding Squires Court and those on Boot Lane were built as artisan houses for the pottery workers. The Bristol HER records seven demolished buildings of medieval, post medieval and 18th/19th century buildings approximately 150m north of the Study Area.

6 SITE VISIT

The **Cover**, **Frontispiece** and **Plates 1** and **2** represent a selection from a photographic record made by the author during the site visit conducted on Friday, 22nd June, 2012. It should be noted that the internal areas of the site were inaccessible, and in the particular case of no. 8 Stillhouse Lane, this was because a roof collapse at the building occupying the site, had made it unsafe to enter either the building or the plot behind it. It was, therefore, not possible to access or view the small plot of land behind the street frontage of no. 6, the addition of which to the proposed development area, was the cause of this amended report. The remaining parts of the site, including the building forming the street frontage of no. 8 Stillhouse Lane, appeared to be heavily overgrown in places (**Plate 2**). The plot of no. 4 Stillhouse Lane, part of the original scheme, has now already been developed and no longer forms part of the present proposals (**Cover**). The fully cobbled street surface of Stillhouse Lane is not an original survival, but has been completely relaid within the last five years (**Frontispiece**).

7 HISTORIC MAP EVIDENCE

Researchers working on the historic parish of Bedminster are to some extent fortunate in that its purchase by the family of Smyth of Ashton Court at the start of the 17th century (Collinson 1791, II, 282) meant that it was brought within the fief of an already very prominent, local land-owning dynasty, and as a result, from that date it is particularly well-documented; most importantly for present purposes, from the mid 18th century onwards it was the subject of a steady trickle of estate maps and plans, covering both the entire manor, and scattered portions of it.

The first map examined for the purposes of this study is undated, but according to the BRO catalogue is probably of late 18th century date, but *pre*-1789 (BRO AC/PL/92; **Figure 4**). This is a most splendid example of the estate-surveyor's craft at that time, and it appears to depict the entire parish of Bedminster. A book of reference also held at the BRO probably relates to this map (BRO AC/M/11/35, undated, but probably late 18th century), and an earlier reference book of 1730, but with later amendments, seems also to have been used to inform, at least in part, the later map (BRO AC/M/11/32). The map indicates that the Study Area lay within the plot of agricultural land numbered 707; plot numbers 707-710 are listed in the 1730 apportionment as "Bedminster Causeway" but no ownership details are given. The later survey groups plots 707-710 as being leased out for building.

The 1827 Parish Map of Bedminster (BRO AC/PL/107/2, **Figure 5**) shows that the area had become much more developed. The Study Area appears to encompass a number of properties, including terrace houses fronting Bedminster Place, properties fronting Stillhouse Lane, and a row of houses fronting a narrow entrance lane. The use of these buildings is unknown but the layout of surrounding buildings suggests residential use.

The 1841 Bedminster Tithe Map and its accompanying apportionment (BRO EP/A/32/7, **Figure 6**) do not give a great deal of detail. The Study Area appears to contain buildings fronting Stillhouse Lane, Bedminster Place and properties off two narrow entrance lanes; the buildings were within plot 234, which is listed as “houses and gardens” but no owners are identified.

Ashmead’s Map of 1855 provides good detail of the Study Area and shows the divisions between the properties, although the Study Area is split between two maps (**Figure 7**). It encompasses properties on the south western side of Bedminster Place, two rows of houses adjacent to each other across a narrow street shown as Hamley’s Buildings, and properties fronting a street named Stokes Court (seen on the 1827 map). The surrounding area appears to consist largely of housing. From the 1870s it is possible to trace the occupants of Stillhouse Lane and the use of the buildings using Kelly’s Bristol Directory and Wright’s Bristol and Clifton Directory. Little information is provided for the buildings in Stillhouse Lane at this time; Hamleys Buildings and Stokes Court are listed, but no individual details of properties or tenants are given. Other occupants of Stillhouse Lane include farriers and builders.

From 1874, Hamley’s Buildings and Stokes Court are not listed in the directory but appear to have been renamed Stone’s Buildings and Vaughan’s Buildings. From 1885 the City Mission Chapel is listed in the directories at some point between Stone’s Buildings and Vaughan’s Buildings, though this is not indicated on the 1886 First Edition OS map.

By the time of the 1886 and 1903 1:2500 OS Maps the Study Area appears largely unchanged. The 1903 map (**Figure 8**) has greater detail and indicates that the Study Area incorporates six properties fronting Bedminster Place. By this date, Stone’s Buildings seems to incorporate six properties on either side of the lane and one at the end. Vaughan’s Buildings also appear to consist of six properties on one side fronting the street. To the south of these streets the Study Area incorporates at least a further six to eight properties, and a small courtyard to the rear of Vaughan’s Buildings. On the southern most side of Stillhouse Lane lie a large tannery and a school, while on the northern side the buildings appear to remain largely residential. From 1897 both Stokes and Vaughan’s Buildings no longer appear in the Bristol directories; this may initially suggest that they had been abandoned, but the 1903 map suggests they were still standing at this time.

In the early 1900s a number of businesses occupied Stillhouse Lane, ranging from blacksmiths, hauliers, beer retailers and general stores/green grocers. By the time of the 1918 OS 1:2500 scale map (**Figure 9**) a number of properties on Stillhouse Lane had been demolished. Within the Study Area, Stone’s Buildings and properties to the rear of Vaughan’s Buildings had been demolished. The properties fronting

Bedminster Place and Vaughan's Buildings were still standing; also a building to the southwest of Vaughan's Buildings, fronting Stillhouse Lane, was still present. By 1953, the 1:1250 scale OS map of that year (**Figure 10**) shows that all of the buildings depicted on the 1827 map had been demolished. Three new buildings had been constructed within the Study Area, and the land previously occupied by the houses fronting Bedminster Place is vacant. One building marked on the 1953 map as "Joinery Works" appears on the 1920 OS map, and was still standing at the time of the site visit; the long building next to the joinery works is marked on later maps as being a depot. No change to the Study Area takes place on later OS Maps. From the 1930s to the 1960s, the Winchester Refrigerator Company is one of the firms occupying Stillhouse Lane to the south of Bedminster Place. No mention of a joinery works was listed in the Bristol directories but from the late 1950s to at least the 1970s, the area south of Bedminster Place was occupied by hauliers, roofing/building companies, and finally a motor repair company.

8 LIST OF RELEVANT PLANNING POLICIES

Planning policies both national and local which have direct implications for the site under consideration here, cascade down in the following order of primacy:

- *National Planning Policy Framework*, March 2012, Dept of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.
- *Bristol Development Framework: Core Strategy*, adopted June 2011. See especially summary policy BCS 22, 127:

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

- Scheduled ancient monuments;
 - Historic buildings both nationally and locally listed;
 - Historic parks and gardens both nationally and locally listed;
 - Conservation areas;
 - Archaeological remains
- *Bristol Development Framework: Draft Development Management Policies*, March 2012. See especially Draft Policy DM29, 436-437.

9 CONCLUSION

A large, royal estate at Bedminster, with associated settlements, may well have been established by the 7th century, and the place name implies the existence of an Anglo Saxon minster church. The exact location of the latter is unknown, but it is generally thought to be on the site of the former St John's church. The medieval church and many houses of the same period are believed to have been destroyed during the English Civil War, and although the direct evidence for this event is rather lacking, it

may perhaps be one of the main reasons why so apparently few medieval structures are preserved above ground in Bedminster.

No documentary evidence for the Study Area could be found prior to 1730. A pre-1789 map of Bedminster shows the site within a parcel of enclosed agricultural land, and an associated apportionment, dated to 1730, lists the area as Bedminster Causeway. Another, undated, schedule from the late 18th century indicates that the land was leased for building. By 1827 the plot of enclosed land had been developed with residential properties. The Study Area appears to encompass a number of historic properties, including terrace houses fronting Bedminster Place, properties fronting Stillhouse Lane and a row of houses fronting a narrow entrance lane. By 1841 a narrow entrance lane had been inserted between the entrance lane seen on the 1827 map (named Stokes Court on Ashmead's map) and Bedminster Place; this street is listed on Ashmead's map as Hamley's Buildings, a small terrace of houses had been erected either side. The buildings within the Study Area as shown on the 1841 map were within plot 234, which is listed as "houses and gardens". Hamley's Buildings and Stokes Court were renamed Stones Buildings and Vaughan's Buildings around 1874.

From 1897 Stones and Vaughan's Buildings are no longer listed in the Bristol directories suggesting the buildings were vacant or derelict at the time. Little change took place within the Study Area until 1918 when Stone's Buildings and properties to the rear of Vaughan's Buildings were demolished. The 1920 OS map indicates that the site of Stone's Buildings had been redeveloped with a single property by this time. By the 1950s all of the buildings seen on the 19th century maps had been demolished, and by the time of the 1953 OS map, the Study Area was occupied by industrial units for a variety of light industrial businesses.

To the north-east of the Study Area, an archaeological evaluation carried out in 2001 identified early deposits of possible medieval date in trenches located close to Boot Lane. Archaeological excavation of the land at Squires Court uncovered the remains of an 18th century pottery kiln and associated buildings, producing red and brown earthenware. Areas of dumping relating to the pottery were also uncovered during the same excavation. A watching brief carried out in 2003 on a site to the north-east of the Study Area revealed no structures or deposits of archaeological interest.

This report was commissioned to take account of the addition to the site footprint of a small area at the rear (ie at the north-western end of) the property plot stretching back behind no. 6 Stillhouse Lane. However, following a re-examination of documentary and archaeological evidence, it is not considered that this very slight change to the outline of the site materially alters the conclusion of the earlier report (Willis 2007); and it is suggested that the Study Area presents a low to moderate potential for the preservation of significant buried archaeological deposits and structures, in particular relating to the buildings shown on the 1827 map and the later Hamley's/Stones Buildings and Stokes Court/Vaughan's Buildings. The potential for earlier buried archaeological remains cannot be ascertained with any certainty from the documentary sources and remains untested.

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Figure 7, an extract from Ashmead's map of Bristol of 1855, is taken from the local authority's *KnowYourPlace* website, incorporating elements of the Bristol Historic

Environment Record, and is reproduced here by courtesy of Bristol City Museums and Art Galleries. See <http://maps.bristol.gov.uk/knowyourplace>

Figure 3

Location of HER entries in relation to the Study Area, outlined in red

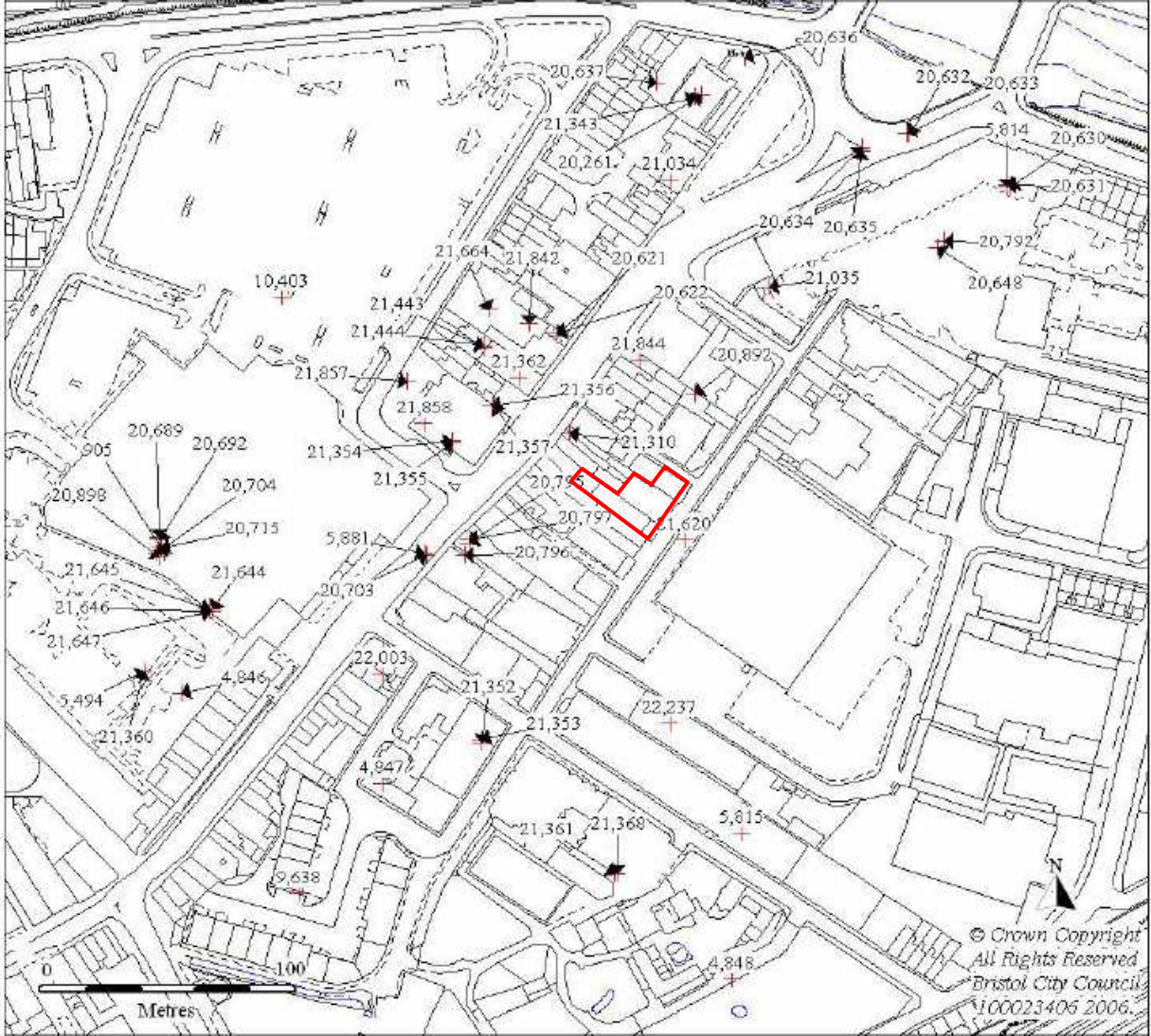


Figure 4

Extract from a pre-1789 Parish Map of Bedminster, BRO/AC/PL/92. Approximate location of the Study Area outlined in red. Not to scale.

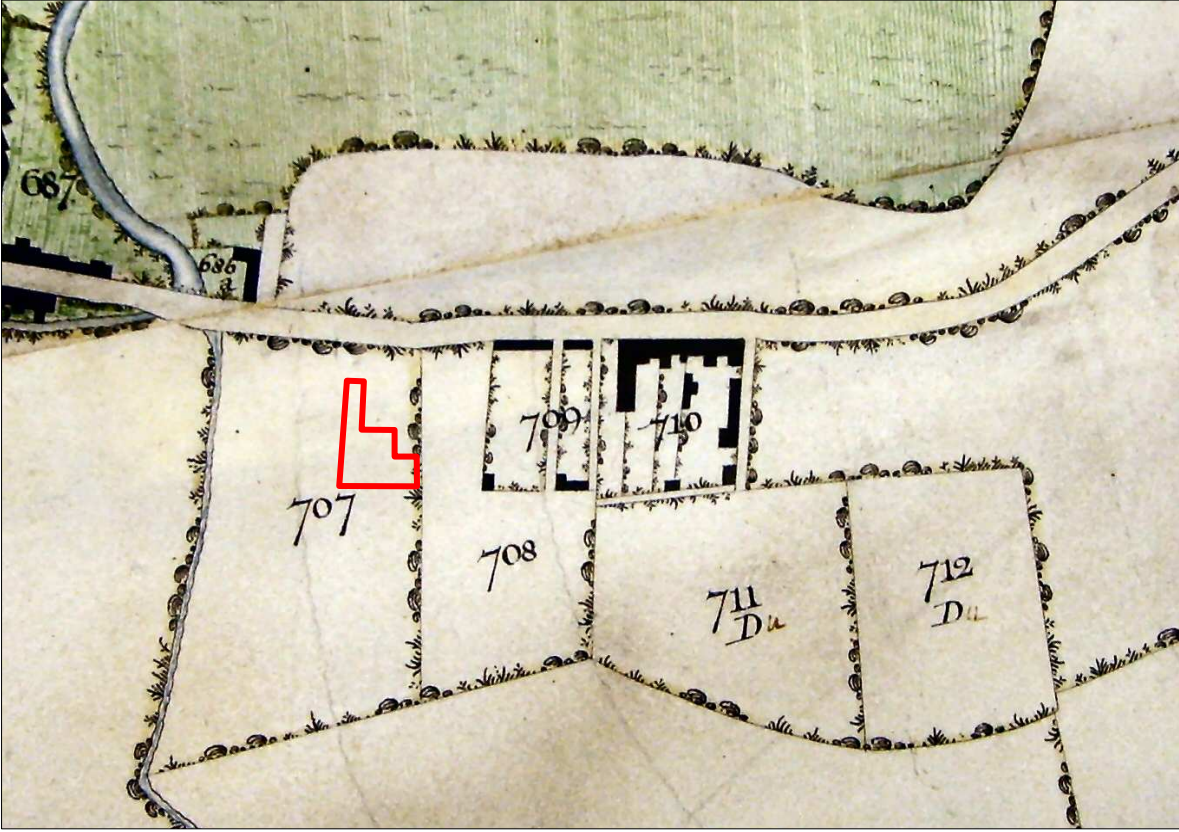


Figure 5

Extract from the 1827 Parish Map of Bedminster, BRO/AC/PL/107/2. Approximate location of the Study Area outlined in red. Not to scale.

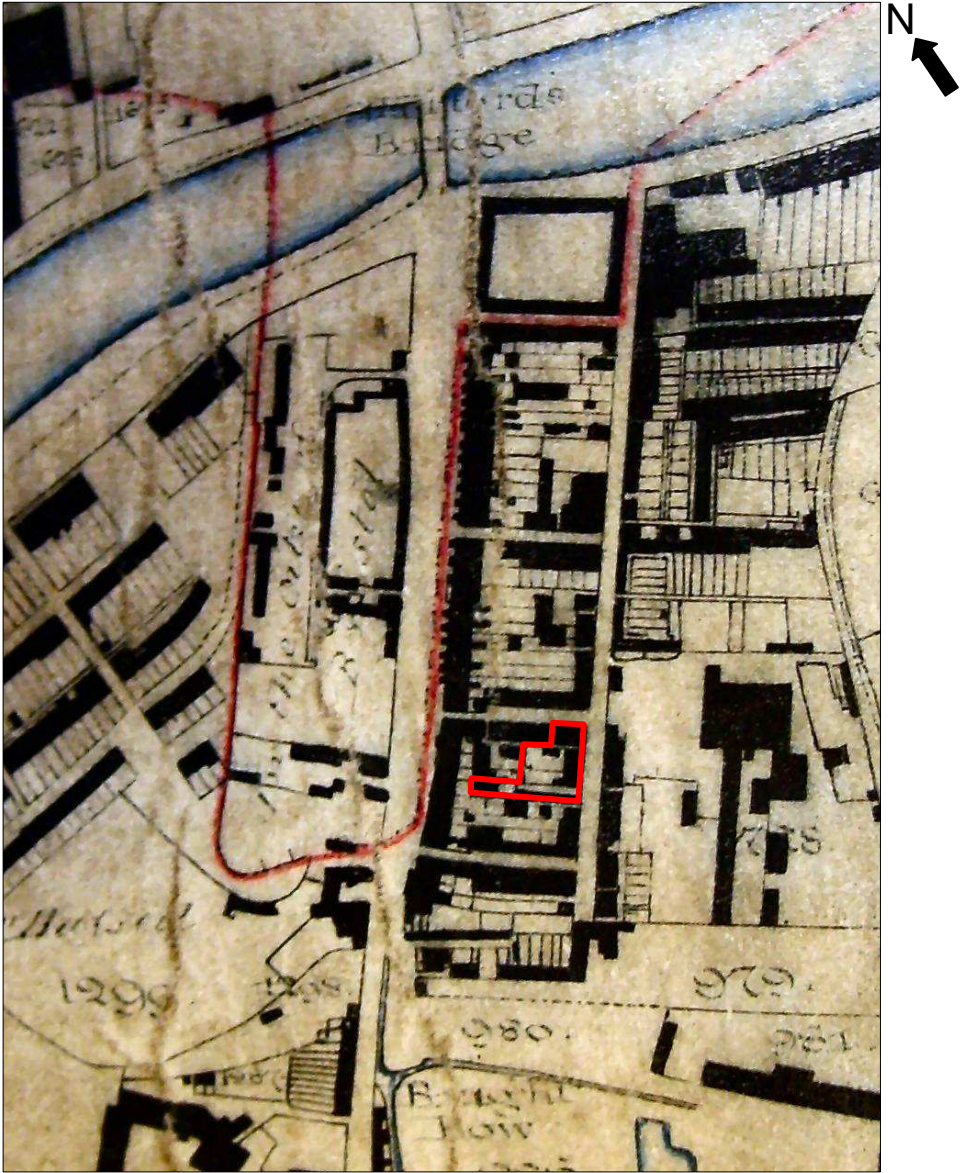


Figure 6

Extract from the 1841 Tithe Map of Bedminster, BRO/EP/A/32/7 – North Sheet. Approximate boundary of Study Area outlined in red. Not to scale.

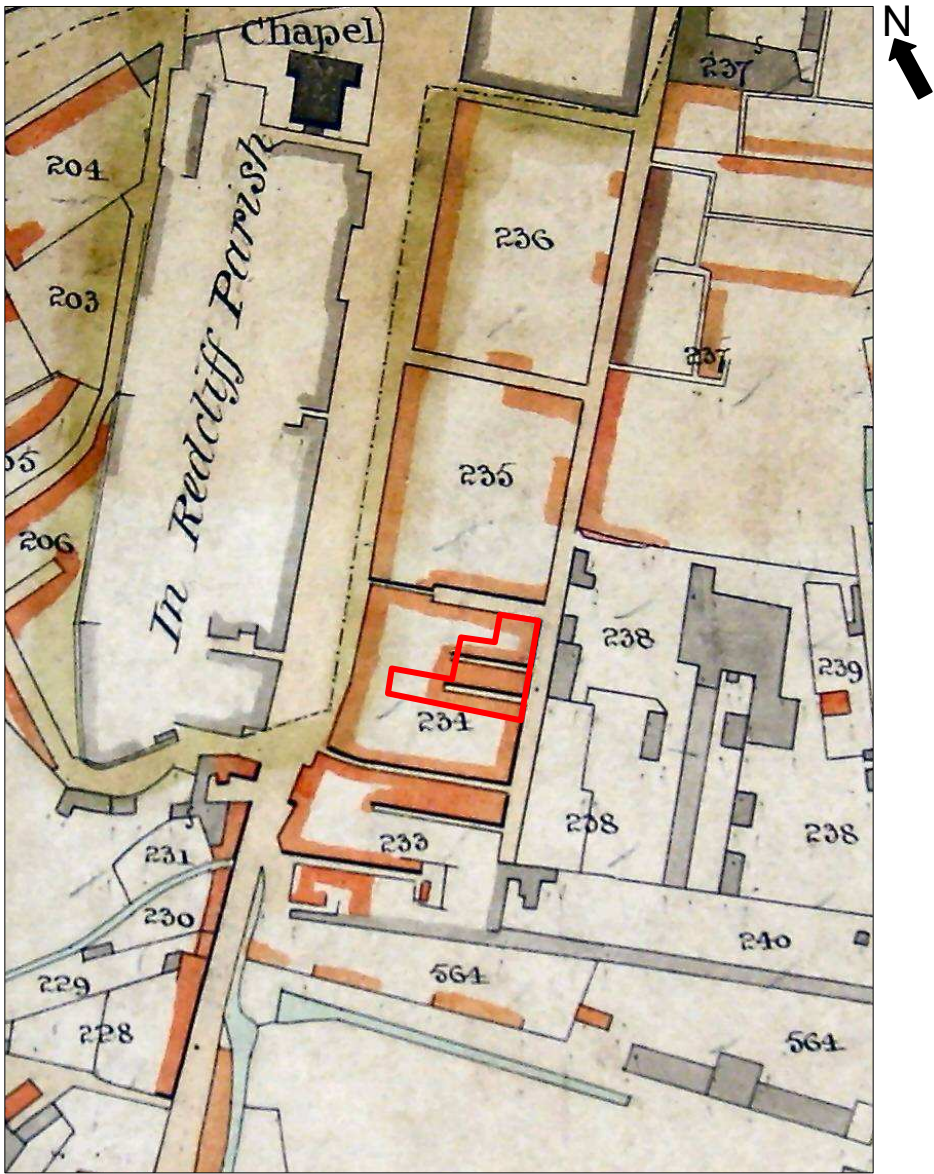


Figure 7

Extract from Ashmead's map of Bristol, 1855. BRO. Approximate boundary of Study Area outlined in red. Not to scale.



Figure 8

Extract from Second Edition OS 1:2500 map, 1903, Gloucestershire Sheet 71.16 and Somerset Sheet 6.6. BRO. Approximate boundary of Study Area outlined in red. Not to scale.



Figure 9

Extract from Third Edition OS 1:2500 map, 1918, Gloucestershire Sheet 71.16 and Somerset Sheet 6.6. BRO. Approximate boundary of Study Area outlined in red. Not to scale.

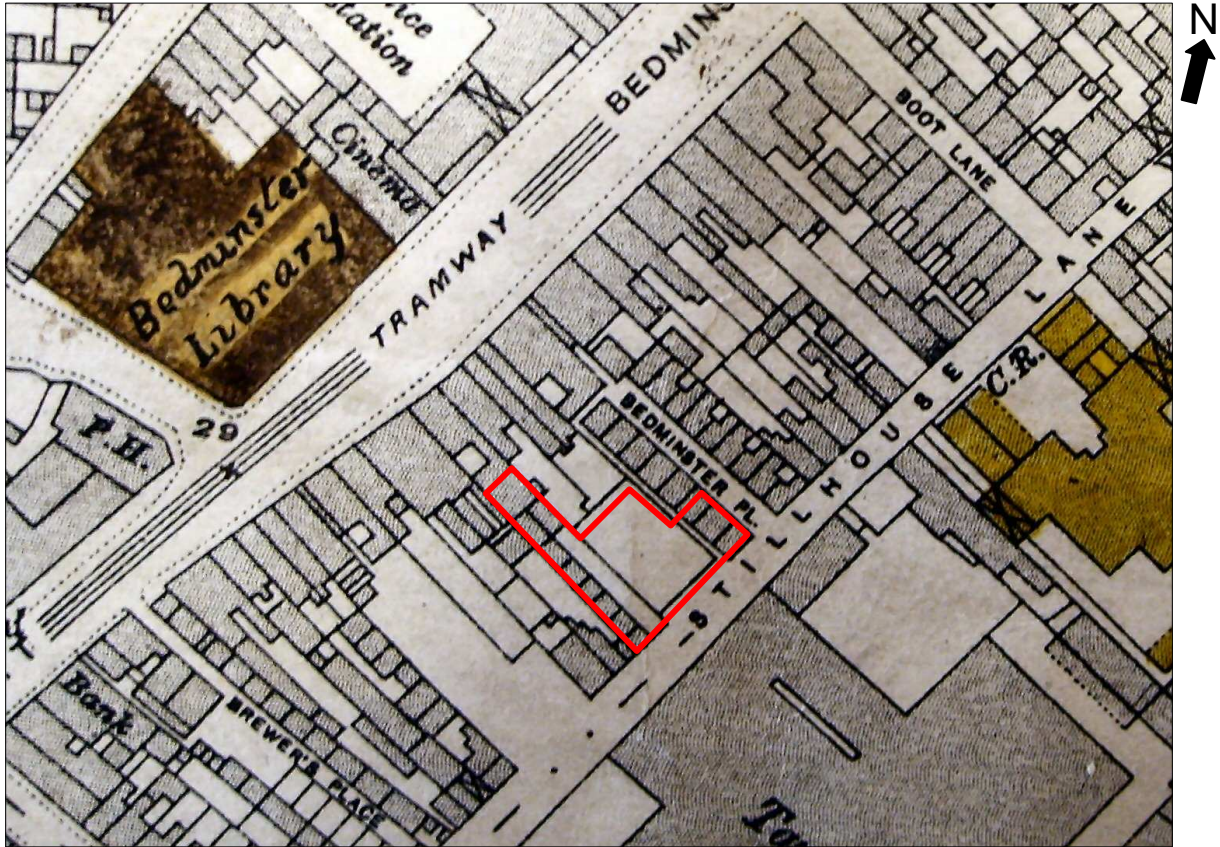
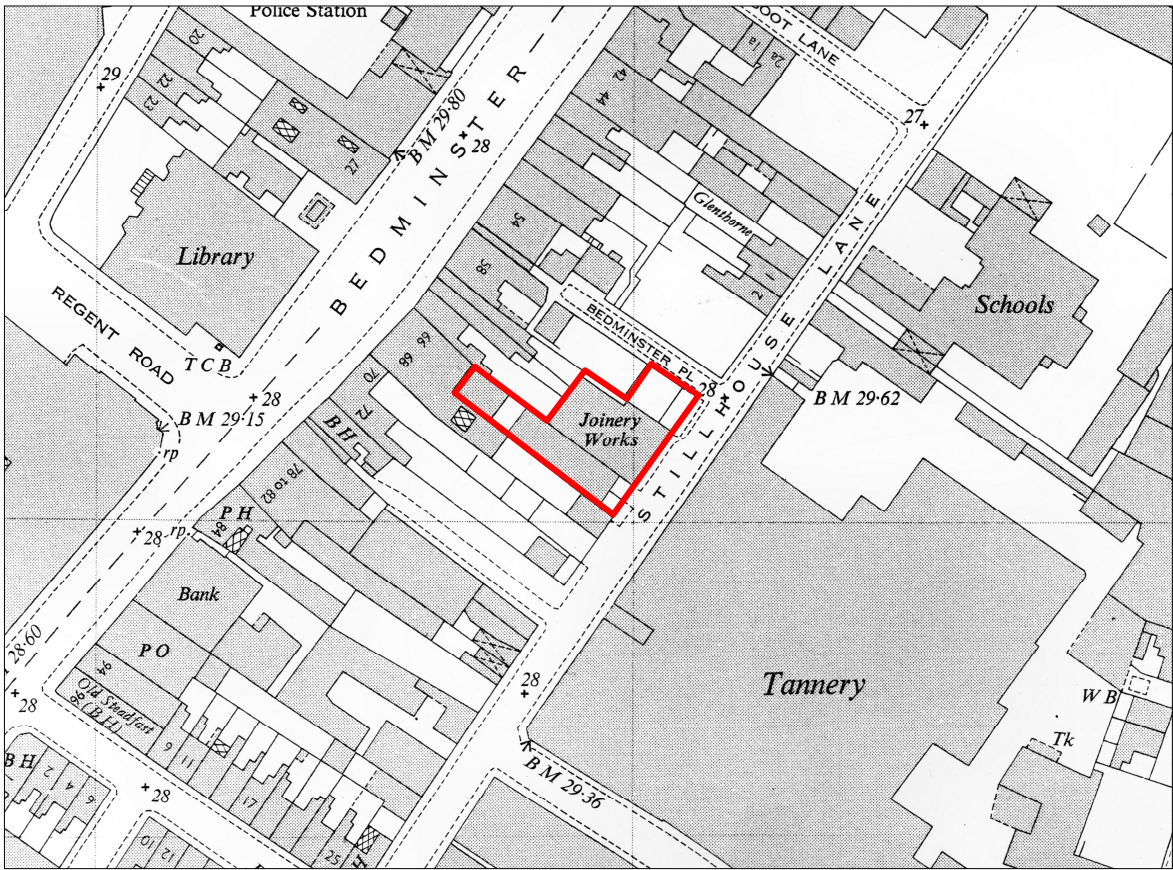


Figure 10

Extract from 1953 Ordnance Survey map, Sheet ST 5871 NE
Approximate Boundary of the Study Area outlined in red. Not to scale



PLATES



1 Bedminster Place, with site boundary on left of frame, marking the northern side of the former no. 10 Stillhouse Lane. Note alleyway giving access to Bedminster Parade at far end. View to north-west.



2 View of site from northern side of Bedminster Place, looking south-east towards Stillhouse Lane. Note extremely overgrown state of the ground attached to the former no. 10 Stillhouse Lane, although the plot closest to the camera lies outside the area of the proposed development as currently framed.