

# **Nos. 55-83 Newfoundland Circus, Bristol**

## **Archaeological Desk-Based Assessment**

(NGR ST 596 737)



on behalf of  
**Vastint Hospitality**

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**Avon Archaeological Unit Limited**  
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View of the Newfoundland Circus frontage of properties within the study area, looking north

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## ABBREVIATIONS

AAU	Avon Archaeological Unit Limited
aOD	above Ordnance Datum
BHER	Bristol Historic Environment Record
GRO	Bristol Record Office
NGR	National Grid Reference
NMR	National Monuments Record, Swindon
OS	Ordnance Survey

## ABSTRACT

Avon Archaeological Unit Limited was commissioned by Faithful and Gould, agents acting on behalf of Vastint Hospitality, to undertake a preliminary archaeological desk-based assessment of land at Nos 55-83 Newfoundland Circus, Bristol (centred at NGR ST596737), in order to inform a proposal for redevelopment that will include the erection of a six-storey hotel, 'Moxy Bristol'. The overall footprint of the study site totals approximately 2250 square metres.

The study area is located approximately one kilometre to the northeast of Bristol City Centre on the main road artery leading into the city from the north and east. The southwest portion of the study area currently incorporates a number of 20<sup>th</sup> century conjoined buildings occupied by a motor vehicle repair shop and disused retail and office premises (Nos. 55-81), separated by an extant right of way from the former police station at the northeast end (No. 83).

The study area lies within the Domesday manor of Barton Regis and medieval out-parish of St. James. The earliest depiction of the site, a 1610 map of Kingswood Forest locates it within an extensive area of unenclosed, possibly agricultural, land close to the 'Earles Meade' meadows. By 1742, when Rocque compiled his survey, this area had been enclosed as orchards and market gardens that extended part way along the northern side of Newfoundland Lane. The study area remained beyond the city bounds until the late 18<sup>th</sup> century, when the city expanded rapidly and led to the subdivision of St. James' parish and the creation in 1794 of St. Paul's, in order to better serve the increased population. Mathew's plan of the same date shows the study area straddling the limits of this expansion, as the southwest portion had been developed for housing, whilst the northeastern half remained open. The study area had been fully incorporated into the city by the mid-1820s, when contemporary surveys record the resulting change of road name from Newfoundland Lane to Street for the first time, with new terraced housing on the Orange and Newfoundland Street frontages and the Gideon Congregational Chapel (founded 1819) raised at the northeast end. A footpath ran alongside the chapel and a rectangular area of land extending between the rear of properties on Newfoundland Street and Wilson Street to the north. This plot of land was Howlands Burial Ground, a privately owned and administered cemetery established some twenty years before. The cemetery was one of many in the city closed by Act of Parliament in 1854, in order to regulate the disposal of the dead in urban environments in response to public health concerns. The burial register revealed one thousand, three hundred and thirty-nine souls were interred in the period between 1804 and 1854. In 1999, an archaeological evaluation undertaken over the northern portion of the burial ground, just outside the present study area, confirmed the presence of human burials at that location.

Subsequent surveys of the city record some infill building within the study area, including the erection of a Sunday School to the rear of the chapel, but no significant change. By the time of the 1885 First Edition Ordnance Survey plan, the burial ground had become a garden with a new building constructed in the southeast corner, within the study area. The Bristol trade directories of the period indicate the beginnings of a gradual change in the character of the wider St Paul's area, moving increasingly from residential to industrial, as several premises were occupied by small businesses at this time. Little had altered on the Second Edition Ordnance Survey plan of 1903; thereafter the first significant change within the study area occurred in 1930 when the Gideon Congregational Chapel was closed and demolished, and a joinery works erected. The study site was unaffected by World War II bombing raids that destroyed many properties in the area. By 1951 the Ordnance Survey plan shows substantive change, with properties on Newfoundland and Orange Streets having been demolished and others denoted as ruins. Further significant change occurred within the study area thereafter, as, by 1971, the residential properties on Newfoundland Street had

been entirely replaced with industrial premises and those on the south frontage of Orange Street were cleared. The joinery works in the northeast of the study area subsequently were demolished and replaced with the existing former police station prior to 1994, and this, and the remainder of the buildings continue largely unchanged to the present day.

The study area abuts the southeast boundary of the Portland and Brunswick Square Conservation Area. Whilst no listed or otherwise designated buildings are recorded within the study area, several lie in very close proximity to the north and west. The assessment has identified a number of recorded and previously unrecorded heritage assets within the study area, including Howlands Burial Ground (BHER1181M) and the Gideon Congregational Chapel and Sunday School (BHERs1083M and 5085M respectively). Parry's 1999 excavations to the immediate north demonstrated the survival of the burial ground and human interments and also identified structures and deposits related to the original late 18<sup>th</sup> and early 19<sup>th</sup> century terraced housing at that location. This, and extant remnants of earlier limestone masonry that form part of the boundary at the rear of No. 83, attest to the possible preservation of subterranean structures and deposits of similar form and date within the study area. Finally, it has been proposed that the route of a Roman road between Bath and Sea Mills, Ivan Margary's proposed Road M54, which has been proven archaeologically elsewhere in the city, ran close to or through the study area in a northwest to southeast direction.

The precise significance and archaeological importance of the heritage assets identified during this assessment, and the consequent potential archaeological impact of future development, is unclear from the documentary sources and site inspection alone. Accordingly, it is concluded that there is the need for further targeted intrusive archaeological investigation of the proposed development area in order to establish whether significant buried heritage assets are preserved on the site, and, if present, to define their character, extent and heritage significance.

## 1 INTRODUCTION

Avon Archaeological Unit Limited was commissioned by Faithful and Gould, agents acting on behalf of Vastint Hospitality, to undertake a preliminary archaeological desk-based assessment of a site on the northern frontage of Newfoundland Circus comprising Nos 55-83. The study area (Figures 1, 2 and 3) is currently occupied by several 20<sup>th</sup> century buildings including disused retail and office space, a former police station and a motor vehicle repair shop, still in operation. The study area has a footprint of approximately 2250 square metres centred on NGR ST596737 and is bisected northwest to southeast by an extant right of way linking Newfoundland Circus and Wilson Street.

The study area is situated in the St. Paul's district of Bristol and lies approximately one kilometre to the immediate northeast of the city centre. In conjunction with the M32 motorway, Newfoundland Circus forms part of the main road artery providing access to central Bristol from the north and east.

It is proposed that the study area is redeveloped to include a six-storey hotel and associated facilities and landscaping. The hotel would be constructed in two phases; the initial phase erected to the southwest of the extant right of way, which would be preserved in the design. The northeast of the study area would be landscaped initially, prior to the second phase of construction at a later date

The principal objective of the desk-based study is to establish the range, character and importance of heritage assets located within the study area, so far as documentary sources and site inspection will allow, and thereby to identify areas where there is potential for the preservation of significant heritage assets, in particular as subterranean features, deposits and structures.

## 2 METHODOLOGY

This report carries forward and expands on the results of an earlier Desk-based Assessment produced by AAU Limited in 2007 for Nos. 55 to 81 Newfoundland Street (Bruce 2007, BUAD 4406).

Searches were made of the indices of the collections of the Bristol Record Office, Bristol Central Library and the aerial photographic archive of the National Monuments Record, Swindon. In addition, information was utilised from various online sources and from a trawl of the Bristol Historic Environment Record, conducted on behalf of AAU by Peter Insole, HER Officer for the local authority.

A thorough inspection of the site was made by the author on Wednesday, 9<sup>th</sup> March 2016, when a digital photographic record was made and manuscript notes taken (Figures 19 and 20 and Cover).

## 3 TOPOGRAPHY AND GEOLOGY

The study site gradually declines southeastwards off the crest of a low ridge from a height of 14m aOD on Wilson Street to 10m aOD on Newfoundland Street. This represents the lower terrace of the lower Frome Valley, of which the drift geology comprises estuarine alluvium (OS 1962).

The underlying geology consists of Keuper Sandstone including Butcombe Sandstone of the Triassic era. Estuarine alluvium of an unknown depth is shown close to the southern edge of the study site (OS 1962).

## 4 HISTORICAL BACKGROUND

Historically, the study area was located within the medieval parish of St James, Bristol. Originally founded in 1174 as a Benedictine priory located adjacent to the 'Horsefair', the medieval parish subsequently was attached to the church, partly lying within the city boundary and part 'without'. The church survived the Reformation and continued in use as the parish church until 1984 when it closed.

In 1794, the parish was divided by an Act of Parliament, creating the new parish of St. Paul's, Bristol. The new church and attached churchyard sited on the east side of Portland Square were consecrated that year. The new parish lay partly within and partly outside the City boundary; that part of the parish lying outside being known as St. Paul's out parish.

The historic manor is thought to have been part of the Domesday manor of Barton (Regis) in Swinehead Hundred. This manor included the City of Bristol, and Mangotsfield. The full translation (Morris 1982) is as follows:

*GLOUCESTERSHIRE*

*[Chapter 1]*

*LAND OF THE KING*

*[In SWINEHEAD Hundred]*

*Item 21*

*In BERTUNE [Barton Regis] at BRISTOV [Bristol] there were 6 hides. In lordship 3 ploughs;*

*22 villagers and 25 smallholders with 25 ploughs. 9 slaves and 18 freedmen who have 14 ploughs.*

*2 mills at 27 s.*

*When Roger acquired this manor from the King he found there 2 hides and 2 ploughs in lordship;*

*17 villagers and 24 smallholders with 21 ploughs. 4 slaves and 13 freedmen with 3 ploughs.*

*In Manegodesfelle [Mangotsfield], a member of this manor, 6 oxen in lordship.*

*Bristol Church holds 3 hides of the same land; 1 plough is recorded there.*

*1 riding man holds 1 hide and has 1 plough. 4 small holders with 1 plough.*

*This manor and BRISTOV pay 110 marks of silver to the King; the burgesses state that Bishop G[eoffrey] has 33 marks of silver and 1 mark of gold besides the King's revenue.*

In the accompanying notes to the translation (Morris 1982), it is explained that Roger (of Berkeley) only acquired the rights to collect the manorial revenues, not the manor itself. Bristol Church probably refers to St. Peter's, which was given to Tewkesbury Abbey before AD 1107. St. James' Priory was founded in Bristol as a cell of Tewkesbury Abbey (ibid).

During the Middle Ages the manor and Hundred of Barton passed in and out of royal and noble hands on many occasions (Atkyns 1712, Rudder 1779). On at least three occasions it formed part of a royal dowry (ibid). The most notable lord of the manor was Richard Nevil, Earl of Warwick, 'the King Maker'. Such overlords, rarely, if ever, resided in the manor, and there may never have been a manor house as such.

Walter Dennis, the brother of Maurice Dennis, held the manor and hundred in 1562, selling it soon after to Thomas Chester of Knowle (Rudder 1779). At the time of Rudder, the manor was still in the hands of Thomas Chester's descendants (ibid).

The growth of modern St. Paul's and Clifton commenced in 1786 with a 'rage for building' across Clifton and the City of Bristol (Latimer 1970c). The 'rage' continued until the outbreak of war with France in 1793, when almost overnight the housebuilding market collapsed leaving over 500 houses unfinished (*ibid*). Latimer (*ibid*) described the following scene:

*The shells of thirty-four roofless houses stood in York Crescent, dominating similar ruins in Cornwallis Crescent, The Mall, Saville Place, Belle Vue, Richmond Place, York Place, and other localities. Kingsdown and St. Michael's Hill presented many mournful wrecks; Portland Square and the neighbouring streets were in the same condition...*

It was some time before work recommenced. In 1807 the houses of Clifton were described as "silent and falling" and the ruins in Portland Square as 'tottering' (*ibid*).

## 5 HISTORIC MAP EVIDENCE

Early maps of Bristol record that the study area historically lay within the medieval out-parish of St James, Bristol, that part of the parish lying outside, 'without', the city boundary. Norden's map of Kingswood Forest (BRO/04480, Figure 4) depicts the eastern edge of the City of Bristol and part of the lower Frome Valley. The study area is located beyond, but not far from, the city boundary in an area of unenclosed land alongside the Earles Meade meadows bordering the north bank of the Frome. By 1673, when James Millerd compiled his plan of *An Exact Delineation of the Famous City of Bristoll and Suburbs* (BRO/40875, not illustrated), the study area occupied enclosed fields fronting the northern side of the now established Newfoundland Lane that extended beyond the city boundary and along the northern side of the Frome Valley.

The city boundary had been redefined to the east encompassing the study area by the time of John Rocque's 1742 *Plan of the City of Bristol* (BRO/07770/1, Figure 5). This plan depicts the beginnings of the eastwards expansion of the city, a grid-like pattern of streets already laid out on the south bank of the Frome, with a thin ribbon of development extending northwards over the river between Newfoundland Lane and Wade Street. Beyond this, the study area and surrounding land on the northern frontage of Newfoundland Lane remained undeveloped fields in use as market gardens and orchards.

Little changed over the following forty years, during which Benjamin Donne published his 1773 Map of Bristol (BRO/P.St J/PI/8/f, not illustrated) and Richard Benning his series of plans of the City of Bristol, the last in 1780 (BRO/33040/61, not illustrated). A *Plan of the City and Suburbs of Bristol* published in Mathew's Bristol Directory of 1794 (BRO/3811/24, Figure 6) reveals the rapid eastwards expansion of the city shortly thereafter, during the 'rage for building' that commenced in 1786 and saw the development of modern St Paul's (Latimer 1970c, 493). A series of streets have been laid out to the west of, and up to, Holton (Houlton) Street on the south side of Newfoundland Lane, whilst to the north the modern grid-like pattern of streets has been constructed west of Portland Square and the newly consecrated St Paul's Church and graveyard. Wilson Street and Orange Street are defined, although construction appears only to have occurred towards the western end of the latter. The development on Orange Street and on the adjacent Newfoundland Lane frontage represent the first buildings to be erected within the study area, at its southwestern end. To the northeast, the remainder of the study area was still rural in character. Mathew's 1794 plan (*ibid*) and Donne's *Map of Bristol, Clifton and the Hotwells* surveyed in c. 1800 (BRO/11168/65a, not illustrated) both show the fossilised expansion of the city prior to the 1793 collapse of the housing market (Latimer 1970c) with the study area at its eastern limit. Donne's map is the first to mention Newfoundland Street, labelling it as 'Newfoundland Lane or Street' for that stretch incorporated into the city to the west of Houlton Street and as 'Lane to Fields' where it extends through the countryside to the east.



Two plans of Bristol published only two years apart serve to illustrate the next stage of development within the study area and wider St Paul's area, although with some minor differences. The first is Benjamin Donne's 1826 *Plan of Bristol, Clifton, the Hotwells &c* (BRO/9389/7, Figure 7) and the second is G. Ashmead and J. Plumley's 1828 *Plan of the City of Bristol and its Suburbs* (BRO/04481/North Sheet, Figure 8). Both show the continued eastward expansion of the city since the turn of the century and reveal the study area has been developed fully during the intervening years. The southwestern portion is occupied by back to back terraced housing fronting onto Orange Street and Newfoundland Street, whilst a further two short terraced ranks had been constructed at the northeast end to the rear of a Congregational Chapel sited on the Newfoundland Street frontage. It is over the northeast part of the study area that the inconsistencies between the two plans is seen. On Donne's plan (Figure 7) the terraced ranks to the rear of the chapel appear conjoined and the chapel is listed as No. 47 - Sion Chapel, whilst Ashmead and Plumley (Figure 8) show two distinct terraced ranks and identify the chapel as Gideon Chapel. Both plans show the footpath leading northwards from Newfoundland Street towards Wilson Street to the immediate west of the chapel, but Donne's plan fails to clearly delineate the adjacent Howlands Burial Ground bordered by the pathway and extending into the study area. This private burial ground was established in 1804 and was named in the 1805 St. Paul's Land Tax returns as "Weetch and Ward's Buring Gd". A lease of 1808 names Weetch and Thomas Howland, a housecarpenter, as the owners. The burial ground measured approximately 35.5 metres from north to south and approximately 10 metres from east to west (Bryant 1999). A sketch on the frontispiece page of the burial register and an associated bundle of correspondence held at Bristol record Office (BRO/11930(1-5) reveal the Howland family resided at No. 10 Wilson Street and that a doorway led directly from this property onto the burial ground (Figure 9). Although no plan of the cemetery was found, the burial register indicated that it was organised in ten rows of twenty plots (A1-E20 and AA1- EE20), of which only a very few remained unoccupied. The great majority of plots contained more than one interment, Plot B20 having the greatest number (seventeen), whilst a further three plots in the same row held at least fourteen (B6, B9 and B11). The first interment, in Plot A3 of one Thirza Curtis (no age listed), occurred on 7<sup>th</sup> January 1804 and the last on 4<sup>th</sup> March 1854, of one John Wakley, aged three weeks in Plot B9. In all, some 1339 interments were recorded. It should be pointed out here that, whilst the burial register appears to record all the burials since the opening of the cemetery, the document held by Bristol Record Office (BRO/11930(1), must have originated at least four or more years later, as Thomas Howland is not named on the lease before 1808 and so is unlikely to have given his name to the burial ground before this time. The burial ground, and many others in the city, was closed by an Order in Council dated 18<sup>th</sup> February, 1854 made under the Burial Act of 1852 in order to protect public health and regulate the disposal of the dead in urban environments.

The adjoining footpath and adjacent Gideon Chapel are clearly depicted to the immediate east of the cemetery in the frontispiece sketch in the register for Howlands Burial Ground (Figure 9). Gideon Chapel was founded in 1819 as a Congregational Chapel, the Reverend George Muller and his friend and assistant Henry Craik were ministers there for a time after Muller's arrival in England in 1832 (Latimer 1970e). The chapel was rebuilt in a 'later Tudor style' in 1848 after a design by Mr H Rumley; it was considered in 1900 to be 'ugly enough to satisfy the severest canon of Puritan taste' ([www.bristolinformation.co.uk](http://www.bristolinformation.co.uk)). It continued in use as a meeting place until 1930 when it was closed and demolished. St Paul's parish was not surveyed for tithes and the wider city of Bristol was not surveyed again in detail until Ashmead's 1855 Map of Bristol (BRO/40860/Map 53, Figure 10). This revealed little change within the study area save for some minor alterations to buildings that define the western side of the burial ground, including the construction two small adjoining structures at the southwest corner, possibly inside its bounds. The burial ground is, of course, no longer an active cemetery at this time, having been closed to new interments the previous year. Gideon Chapel is so named and the southern frontage of Newfoundland Street has been

extensively developed, St Clements Church erected on the corner of Holten (Houlton) Street, opposite the chapel. Ashmead's subsequent Map of Bristol published in 1874 (BRO/Bristol Plans/Arranged/Map 53, Figure 11) records the modern street numbers on Newfoundland Street for the first time and further encroachment into the burial ground with the enclosure of some of the ground to form gardens to the rear of Nos. 79 and 81, and the construction of a small building at the rear of the latter. The plan also shows a Sunday School erected to the rear of the chapel in the extreme northeast of the study area and the route of the footpath between Newfoundland Street and Wilson Street, with its dog-leg to the north beyond the burial ground.

The 1885 first edition Ordnance Survey map of Gloucestershire (Sheet 72.13.11, Figure 12) shows continued urban growth in the St Paul's area. The study area is surrounded by development on all sides and several buildings within the area have been altered and/or extended. Further building has occurred within the study area at the southern end of the burial ground, the remainder of which appears to have been landscaped as a garden. The character of the wider St Paul's area has altered, incorporating both industrial and residential premises. A large vinegar works operates on the opposing side of Newfoundland Street and an associated vinegar store is situated to the rear of St Clements Church. The Bristol trade directories for the late 19<sup>th</sup> century list a mix of small businesses and private residences occupying premises along Newfoundland Street, a situation which had changed little when the 1903 Ordnance Survey plan (Sheet 72.13, Figure 13) and the subsequent 1918 and 1938 Ordnance Survey sheets (not illustrated) were published.

During the Second World War, Bristol like many cities was subject to air raids by enemy forces, particularly in late 1940 and over the first few months of 1941. Parts of St Paul's were heavily damaged during the notorious Good Friday raids at Easter in April 1941, although the study area itself remained unscathed. St Clements Church and part of the vinegar works directly opposite were both hit, as were buildings on Wilson Street to the north and Wilson Terrace to the northeast (Figure 14, BRO 33779/8 (b)). The extent of the damage can be fully appreciated from aerial photographs of the area, particularly those from a 1947 sortie that overflew the study area in the April of that year (RAF/CPE/UK/2026, Figure 15), the site of the former Gideon Chapel previously having been cleared in 1930 when the building was demolished. The bomb-damaged buildings have been cleared prior to the compilation of the 1951 Ordnance Survey plan (Sheet ST 5973 NW, Figure 16) and a joinery now occupies the site of the Gideon Chapel and Sunday School. Other changes within the study area were also evident, including the demolition of the terraced cottages that formerly stood at Gideon Place and of some buildings on Orange Street and on the Newfoundland Street frontage, at Nos. 75-79. No. 65 is described as a ruin and No. 73 as a Beer House. No. 53 Newfoundland Street, the adjacent former Magnet Cinema (Winstone 1971) constructed in 1914 on the southwest boundary of the study area, had closed in 1937 and was then in use as a butter factory. A building has been erected in the north of Howlands Burial Ground, outside the study area, and the dog-legged footpath is still extant alongside.

Significant changes occurred within the study area over the following twenty years, as the 1971 Ordnance Survey plan (Sheet ST 5973, Figure 17) clearly illustrates. The study area appears to have been almost entirely cleared of its original buildings and new structures erected in their place. Only the joinery works at the northeast end (no.83) is still standing. Nos. 55-73 Newfoundland Street have been replaced with a single large unit described as a depot and a further two unnumbered units occupy the frontage where Nos.75-81 formerly stood, the yards at the rear of these units extending into the former Howlands Burial Ground. There are no structures fronting onto Orange Street save for one small building to the rear of the depot (formerly No.73). The footpath remains, rerouted to the north beyond the study area, so that it no longer dog-legs to the east, but runs directly north to south alongside a new works erected on the Wilson Street frontage to the rear of the joinery works. A largish building has been erected on the west side of the footpath to the immediate north of the

study area and within the former burial ground, the remainder of which is in use for carparking. The environs of the study area are also becoming ever more industrialised, with residential properties and small businesses increasingly being replaced with larger industrial units. The vinegar works opposite has become a vacant plot and the vinegar stores replaced with small units fronting onto Houlton Street and located alongside a garage erected on the site of the bomb-damaged St Clements Church.

The main change recorded on the 1994 Ordnance Survey plan (Sheet ST 5973 NW, Figure 18) occurs at the northeast end of the study area, where the joinery works have been demolished and a police station built in its place. To the southwest, the small building fronting onto Orange Street has gone, but otherwise the depot and adjacent units appear unchanged to the present day. More significant changes have taken place outside the study area to the south. Newfoundland Street has become a dual-carriageway, with the loss of all the buildings on its southern frontage in order to accommodate the widening of the road. Further extensive redevelopment on the south side of Newfoundland Street began in 2007 as part of the Cabot Circus development, resulting in the remodelled Newfoundland Street being renamed as Newfoundland Circus.

## 6 AERIAL PHOTOGRAPHIC SURVEY

Archive copies of aerial photographs of the study area and its immediate environs held at the National Monuments Record in Swindon, were examined. The photographs provided little opportunity to identify possible earthworks or subsurface features, as the study area and much of its surroundings had been developed prior to the date of the earliest sorties. Rather, the photographs have been a useful tool in providing a valuable survey of the standing building record of the study area and its environs, illustrating, in conjunction with historic maps, the development history of the site over the last seventy years. As such, useful information garnered from the photographs has been incorporated with the map evidence in the section above.

## 7 ARCHAEOLOGICAL BACKGROUND

A site-centred 250m radius trawl of the Bristol Historic Environment Record yielded some one hundred and thirty records, seventy-eight of which relate to events and fifty-two to monuments. Six records relate directly to the study area. BHERs 3301 and 1181M both relate to the former Howlands Burial Ground identified on historic maps, the southern part of which extends into the study area. Trial archaeological excavations undertaken in advance of new development on Wilson Street to the immediate north in 1999 (BHER 3528, Parry 1999) revealed the cellared remains of former housing along the street and established that the burial ground survived intact, subsequently being incorporated into the new development (as carparking) without further disturbance. BHERs 1083M and 5085M relate to Gideon Congregational Chapel and Sunday School respectively, whilst a Public House on Orange Street, no longer extant, is recorded as BHER 5084M. The final record, BHER 4406 identifies a preceding desk-based assessment undertaken for Nos. 55-81 Newfoundland Street (now Circus) in 2007.

The remaining BHER records detail monuments and events in the near vicinity of the study area. Of the remaining forty-eight monuments, thirty-seven are post-medieval buildings demolished or standing, many of which relate to Georgian terraced residential properties on Portland Square, several with Grade I listings, as well as 19<sup>th</sup> century industrial and commercial premises in the wider environs. A further six records relate to historic water management features comprising four bridges, one culvert and one pumping station, and two to St. Paul's Church and Churchyard. The church (718M) is a Grade I listed building and

the railings that border the Churchyard (719M) are listed as Grade II\*. Two of the final three records relate to extant 20<sup>th</sup> century buildings; the adjoining former Magnet Cinema (BHER 1564M) at No. 53 Newfoundland Circus and Spectrum House, the Postmodernist mirrored blue glass and steel construction on Bond Street to the southwest. The last record identifies a Ropewalk (BHER 945M) formerly located on 'Earles Meade' to the south of the study area. The ropewalk was established prior to the compilation of Millerd's *An Exact Delineation of the Famous City of Bristol and Suburbs* (BRO/40875, not illustrated) in 1673, but appeared to have fallen out of use some time prior to Ashmead and Plumley's 1828 *Plan of the City of Bristol and its Suburbs* (BRO/04481/North Sheet, Figure 8), as new development is shown at the location.

The remaining seventy-six event records primarily consist of archaeological investigations, some forty-nine in total, the majority of which were Watching Briefs, Desk-based Assessments and Building Surveys. An extensive programme of works centred on St Paul's Church and Churchyard involved nine separate projects (BHER *passim*) undertaken over a ten year period from 1998 and included everything from rectified photographic survey to small scale targeted excavation. Portland Square and Wilson Street have also been the focus of multiple investigations, providing evidence for 18<sup>th</sup> century housing and, at Wilson Street, the remains of two wells believed to predate the buildings (BHER 3628). Twenty-five of the remaining twenty-seven records are cartographic depictions, pictures and photographs of post-medieval and modern buildings and places, including a series of watercolours by various artists showing views of St Paul's Church and Portland Square held at Bristol Museum and Art Gallery. The final two event records relate to findspots, one of which (BHER 2518) provides the only securely dated archaeological evidence for activity in the area prior to the post-medieval period. This record relates to the discovery of two identical, inscribed Roman lead pigs (ingots) in 1865 during works on the banks of the River Frome at the Wade Street crossing, south of the study area. The ingots were dated by their inscriptions to AD 139-161 and the loss of valuable Imperial property has been postulated by Higgins (2000) to indicate that the pigs may have fallen at height from a bridge and become deeply buried in the soft mud bank of the river below. He further argues that this conjectured early crossing on the Frome indicates that modern Wade and Houlton Streets define part of the proposed route of Margary's (1973, Road M54) major Roman road from Bath to Sea Mills. If this is so, then the northwestward continuation of the Roman road would see it cross Newfoundland Circus and bisect the study area at/near the northeast terminal of Orange Street (Figure 2).

The survival of buried archaeological structures and deposits within the study area has not been confirmed using archaeological techniques. The results of the aforementioned trial excavations to the immediate north on Wilson Street in 1999 (BHER 3528, Parry 1999) do however, strongly suggest similar remains relating to the burial ground and to former 18<sup>th</sup> and 19<sup>th</sup> century housing on Orange Street and on the Newfoundland Circus frontage are likely to be preserved.

## 8 LISTED BUILDINGS

The study area lies immediately outside the designated Portland and Brunswick Square Conservation Area created in June 1974. The boundary of the Conservation Area is defined in part by the southwestern extent of the study area; the adjacent property, No. 53 Newfoundland Circus, lies within its limits, as do the southwestern half of Orange Street and parts of Wilson Street to the northwest. The site-centred 250m radius trawl of the Bristol Historic Environment Record database revealed there were no listed buildings within the study area, however the Portland and Brunswick Square 2008 Character Appraisal ([www.bristol.gov.uk/documents/20182/33832/portland-and-brunswick-square-character-appraisal.pdf](http://www.bristol.gov.uk/documents/20182/33832/portland-and-brunswick-square-character-appraisal.pdf)) revealed several lie in the near vicinity to the north and west. These include

the Grade II listed terrace of Georgian townhouses (Nos. 24-42) standing on the north side of Wilson Street and Nos. 1 and 2 to the southwest. Other listed structures are located at the extreme southwest end of Orange Street and on the adjoining St. Paul Street to the northeast. Unlisted buildings of merit identified within the Conservation Area (*ibid*) include the former Magnet Cinema at No. 53 Newfoundland Circus, immediately abutting the study area to the southwest, and several industrial and mixed use structures extending along either side of Lemon Lane directly to the rear of the former cinema.

## 9 SITE INSPECTION

A walkover survey was carried out on 9<sup>th</sup> March, 2016, at which time the study area was occupied by four buildings that fronted onto Newfoundland Circus. Nos.55-81 consisted of three conjoined structures part-separated from No. 83 by a public footpath that extends between Newfoundland Circus and Wilson Street to the northwest. Three of the four buildings were no longer in use and, where internal access was gained, it was evident these were currently being occupied by squatters.

The southwest of the study area is occupied by a three-story brick structure adjoining a single storey brick building (formerly Nos. 55-73 inclusive). Externally, the ground floor frontage of the disused three storey structure appeared to consist primarily of large (? retail display) windows, now boarded over, whilst the upper two storeys, clad with concrete tiles, each had six smaller windows (Figure 19.1). Two rows of four windows each were positioned in the northeast and rear brick façades of the building. An iron fire escape staircase attached at the rear, was accessed via two fire doors, one on each of the upper storeys (Figure 19.2). Internal access to the building was not possible. The adjoining single storey structure is currently in use as a motor vehicle repair shop. It has a brick façade to the front and concrete and brick pillar walls to the rear between the up and over doors of the workshops (Figure 19.3). Internally, the floors are of concrete with a least one infilled inspection pit and the structure is roofed with corrugated iron (Figure 19.4). A covered drive-through entrance accessing the rear yard is incorporated at the northeast end of the structure. The yard is paved with concrete adjacent to the workshops and with tarmacadam to the rear of the adjoining three-storey building. It is bounded by a modern brick wall to the north with gated access from Orange Street at the southwest end.

The motor vehicle repair shop adjoins a disused two-storey brick and concrete structure to the northeast. This building is subdivided into two separate premises (Figure 19.5) formerly in use as a local grocer's shop (Cabot Mart, Nos. 75-77) and as a computer software services outlet (Thinkable Digital, Nos 79-81). Externally, both premises have brick façades front and rear with large retail display windows on the ground floor of the Newfoundland Circus frontage and smaller windows to the floor above. The upper floor of the computer services outlet extends northeastwards, suspended over the entrance to the adjacent public footpath between Nos. 81 and 83 that has been incorporated into the structure. Internally, both storeys are floored with concrete and subdivided with partition walls. The ground floor of both is arranged as shop and storage space whilst the upper floor is laid out as living space. To the rear, the ground floor of both premises projects beyond the width of the upper floor (Figure 19.6). Doorways in the upper storey access this flat-roofed extension bordered with railings, as does an external iron staircase from the rear yard. Both premises also have rear doors at ground floor level; the former grocer's shop has an additional double-width loading bay with wooden ramp for deliveries. The rear yard is surfaced with tarmacadam and is accessed from the southwest via gates from Orange Street. It is bounded with modern brick walls to the northwest and northeast, the latter incorporating a doorway, now blocked, leading to the adjacent public footpath. This yard area lies within the bounds of the former Howlands Burial Ground in use between 1804 and 1854. There are no records of the burial

ground being cleared after closure, therefore it is possible deposits associated with the cemetery are preserved beneath the tarmac.

Nos. 81 and 83 Newfoundland Circus are separated by a public footpath that links the Circus with Wilson Street to the northwest (Figures 20.1 and 20.2). This right of way is a long-lived if variable feature shown on several historic plans of the area, as well as modern maps, and probably was established in the early 19<sup>th</sup> century when the study area and its environs were first fully developed.

No. 83 Newfoundland Circus occupies the northeast end of the study area, on the opposing side of the public footpath. The three storey building was, until recently, in use as a police station, which came into operation in December 2006. Externally, it is entirely clad in brick with variously-sized windows on all floors, those of the uppermost storey incorporated into the hipped roof. Internally, each floor is subdivided with partition walls into several rooms of differing size and function (Figure 20.3) and the upper floors accessed by two staircases and a lift. The building is partly suspended, allowing vehicular access at ground floor level from Newfoundland Circus to the rear yard and carparking area. The vehicular access is sealed with a wide up and over door on the frontage and a second similar, but narrower door is attached at the rear of the building restricting access to and from the yard (Figure 20.4). A gated pedestrian access is also located on the frontage. The entrance area and yard are entirely paved with tarmac and largely are bounded with modern brick walls, incorporating some earlier masonry at the rear. Here, the northeast boundary of the yard is defined by a multiphase random-coursed limestone masonry wall, variously repointed with lime-based mortars and with a modern cement mix (Figure 20.5). A second area of earlier stone masonry, largely obscured by decaying whitewashed render and by vigorous ivy growth, is preserved as the rear wall of a stepped recess at the eastern end of the adjoining northwest boundary wall (Figure 20.6). The sides of the recess appear to be constructed from brick. Both areas of masonry probably represent remnants of earlier structures at this location, such as the 19<sup>th</sup> century Gideon Chapel and Sunday School.

## 10 NATIONAL & LOCAL 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, Department of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.

The policies in section 12 of the Framework refer to the concept of a *heritage asset*, which is defined as *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*

*Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

The policies in section 12 of the Framework place an emphasis on *significance*, which is defined as *the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*

*Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- 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.

## 11 DISCUSSION

This review of the documentary, cartographic and aerial photographic evidence for the study area and its immediate environs, combined with the site inspection, has identified a number of recorded and potential heritage assets.

### *Heritage Assets*

#### Howlands Burial Ground (BHERs 1181M and 3301)

The southern part of the former Howlands Burial Ground identified on historic maps extends into the study area. An adjacent programme of trial archaeological excavations undertaken over the northern half of the burial ground in 1999 (BHER 3528, Parry 1999) revealed the cemetery survived intact at that location. These results indicate there is the potential for the preservation of associated deposits in that part of the former burial ground extending into the study area, some possibly occurring at shallow depth.

#### Gideon Congregational Chapel (1083M)

Gideon Congregational Chapel was identified on historic maps occupying the frontage of No. 83 Newfoundland Street (now Circus) from its consecration in 1819 until its closure and demolition in 1930. The plot was occupied thereafter by industrial works and more recently by a police station. It is possible that subterranean structures associated with the footprint of the Chapel may be preserved beneath the modern building and associated carpark.

#### Sunday School (BHER 5085M)

A Sunday School is depicted as a perpendicular building to the immediate rear of Gideon Chapel on Ashmead's 1874 survey of Bristol (Figure 11). The northeast wall of this building appears to lie on the boundary of the study area at this location. An extant multiphase limestone masonry wall bonded with lime mortar was observed to the rear of the police station during the site inspection, defining the northeast boundary of the plot. This wall possibly represents a survival of the Sunday School with further associated structures preserved as subterranean features beneath the carpark.

#### Public House on Orange Street (BHER 5084M)

Subterranean structures and deposits associated with a former Public House on the south side of Orange Street may be preserved below the yard surface at the rear of the motor vehicle repair shop on the Newfoundland Circus frontage (Nos. 55-73).

### *Potential Heritage Assets*

The multiphase limestone masonry wall that possibly represents a relic of the former Sunday School (above) and defines the northeast boundary of the study area is situated in close proximity to a recessed remnant masonry structure on the adjoining northwest boundary. This perpendicular structure may be the remnant of a small structure abutting the Sunday School depicted on the 1885 First Edition Ordnance Survey plan (Figure 12).

It is possible that subterranean structures and deposits, such as cellars, associated with the original late 18<sup>th</sup> and early 19<sup>th</sup> century terraced residential properties constructed on the Newfoundland Circus frontage (formerly Nos. 55-81 Newfoundland Street) may be preserved beneath the 20<sup>th</sup> century industrial and retail premises currently occupying the study area. Similarly dated remains were found to be preserved on the southern frontage of Wilson Street during trial excavations in 1999 (Parry 1999) to the immediate north of the study area.

The retrieval of two lead pigs dating to the first half of the 2<sup>nd</sup> century AD to the south of the study area at Wade Street has led to the proposal that Margary's postulated Roman road from *Aquae Sulis to Abonae* (Bath to Sea Mills) (Margary 1973, Road M54) crossed the Frome at that location (Higgins 2000). The extrapolated northwestward route of this road suggests that it bisected the study area. The existence of the road has not been tested archaeologically in the vicinity.

## 12 GENERAL CONCLUSIONS

The documentary sources consulted during the assessment indicate that historically the study area consisted of open agricultural land from at least the Middle Ages until its incorporation into the City of Bristol, commencing in the late 18<sup>th</sup> century. The study area was located in the medieval out-parish of St. James, originally part of the Domesday manor of Barton Regis in Swinehead Hundred, until 1794, by which time rapid expansion of the city had led to the parish being subdivided, creating the parish of St. Paul's. Mathew's plan of this date (Figure 6) shows the southwestern half of the study area had been developed for housing, whilst the remainder to the northeast continued in use as a market garden.

Surveys of the city dating to the mid-1820s (Figures 7 and 8) show the study area had been fully incorporated into the city by that time, with new terraced housing on the Newfoundland and Orange Street frontages. The Congregational Chapel had been erected in the extreme northeast and Howlands Burial Ground established in 1804 to the rear of Nos.77-81 (approximately) is indicated (Figure 9). The cemetery was closed by Act of Parliament in 1854. During its subsequent history, some buildings were constructed within the bounds of the cemetery, usually on the margins, including structures inside the southern boundary and within the present study area. Some modifications to and alterations of buildings elsewhere within the study area and further minor infill construction, including the erection of a Sunday School to the rear of the chapel, occurred over the next century (Figures 10-13), but little significant structural change occurred until 1930 when the Gideon Congregational Chapel and neighbouring Sunday School were demolished and replaced thereafter with a joinery works. The character of the St. Paul's area as a whole had been gradually changing since the late 19<sup>th</sup> century, moving increasingly from residential to industrial. The study area was unaffected by World War II bombing raids that devastated much of central Bristol and destroyed several properties in the vicinity (Figures 14 and 15). By 1951 (Figure 16), the Ordnance Survey plan shows substantive change; some buildings on Orange and Newfoundland Streets had been demolished and others recorded as ruins. Further significant change occurred thereafter and, by 1971, the south frontage of Orange Street had been cleared and the residential properties on Newfoundland Street entirely replaced with industrial premises (Figure 17). The study area had altered little by 1994, save for the demolition of the former joinery works in the extreme northeast (No. 83) replaced with the extant former police station (Figure 18), and remains largely unchanged to the present day (Figures 19 and 20).



No listed buildings or unlisted buildings of merit are recorded within the study area. Several such buildings are sited in close proximity to the north and west, within the adjoining Portland and Brunswick Square Conservation Area.

The assessment identified a number of recorded and potential heritage assets within the study area. Adjacent trial excavations (Parry 1999), established the survival of Howlands Burial Ground (BHER 1181M) and human interments; similar deposits are likely to be preserved within the study area. The trial excavations also identified structures and deposits related to the original late 18<sup>th</sup> and early 19<sup>th</sup> century residential terraces on Wilson Street. This, and extant remnants of earlier masonry at the rear of No. 83 Newfoundland Circus (Figure 20), attest to the likelihood that subterranean structures and deposits of similar form and date, associated with the earlier housing and with the Gideon Congregational Chapel and Sunday School (BHERs 1083M and 5085M respectively, may have survived the 20<sup>th</sup> century redevelopment of the study area. Finally, it has been proposed that the route of the Roman road between Bath and Sea Mills, Ivan Margary's (1973) Road M54, ran through, or close to, the study area in a southeast to northwest direction. Excavations at Durdham Down, where a length of *agger* (raised foundation) survives as an extant earthwork (SAM AV88; Trice-Martin 1900 and Parry 2001) have confirmed the existence of the road, the route of which has not been tested archaeologically in this part of the city.

The precise significance and archaeological importance of the heritage assets identified during this assessment, and the consequent potential impact of future development on these, is unclear from the documentary sources and site inspection alone. Accordingly, it is concluded that there is a need for further targeted intrusive archaeological investigation of the proposed development area, in order to establish whether significant buried heritage assets are preserved, and if present, to define their date, character, extent and heritage significance.

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Historic Aerial Photographic Archive, National Monuments Record, English Heritage, Swindon *passim*

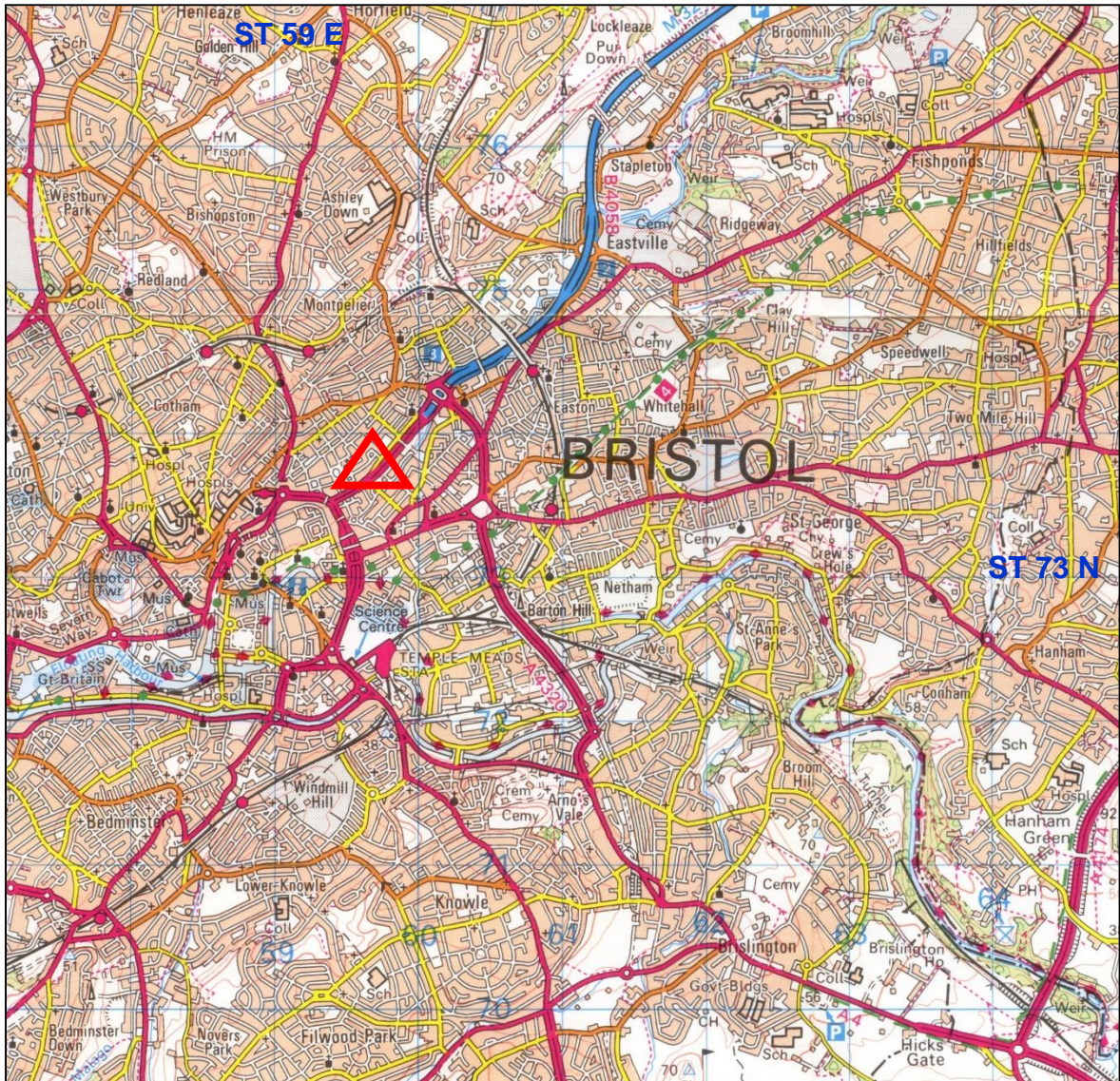
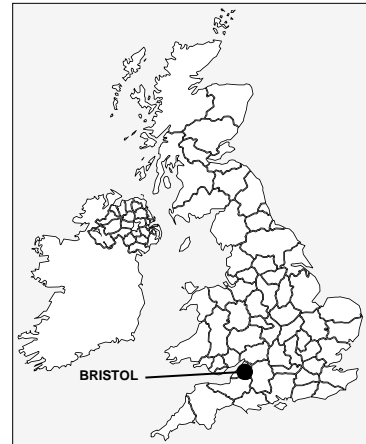


Figure 1

## Location of the Study Area

The study area 

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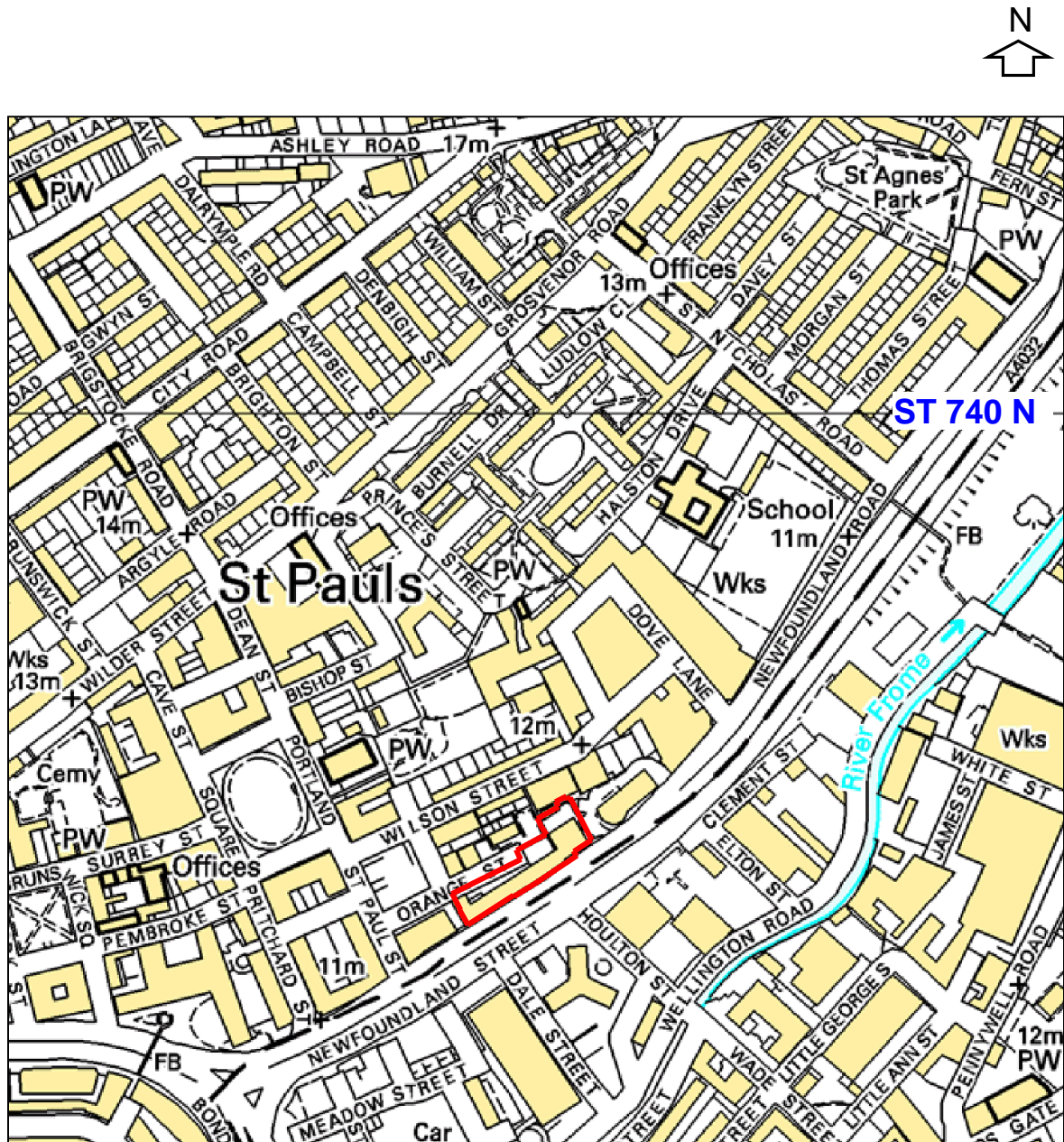
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Figure 2

## Location of the Study Area

Approximate boundary of the study area in red

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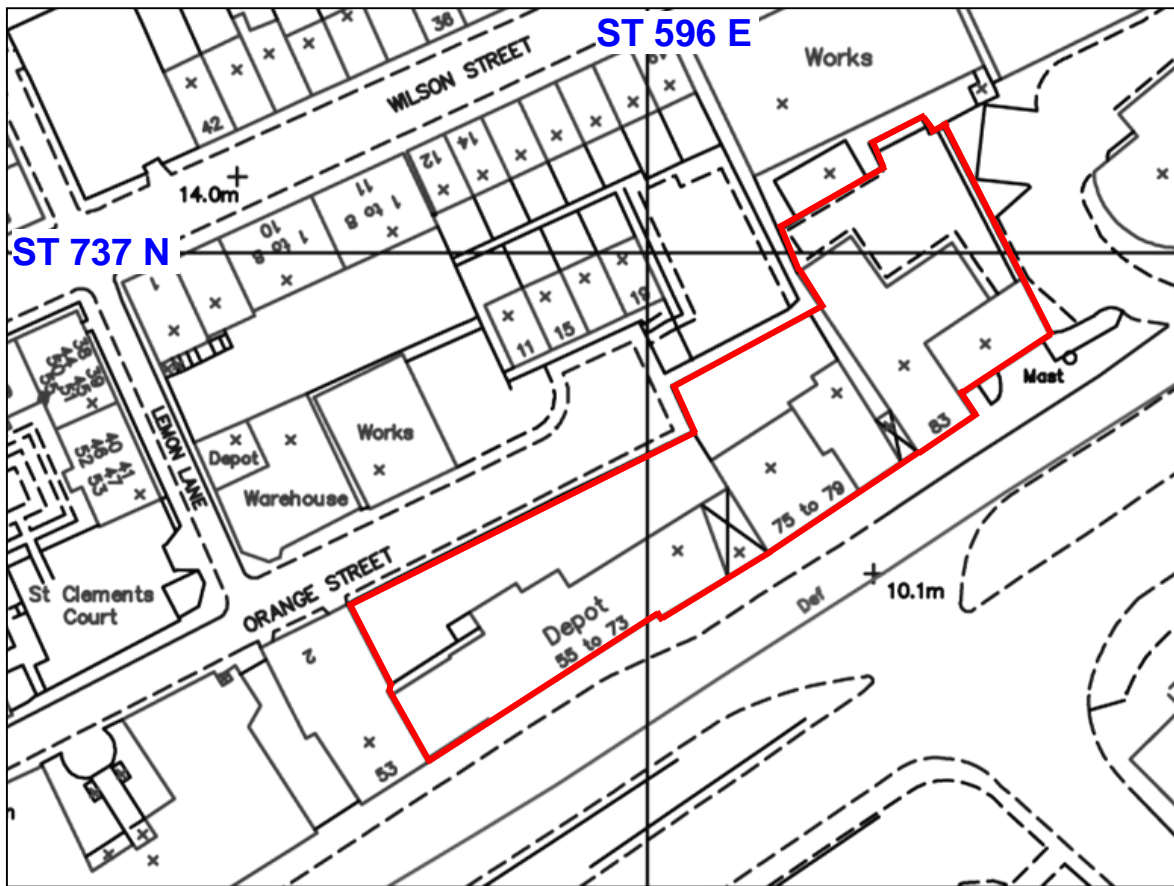
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Figure 3

### Approximate Boundary of the Study Area (in red)

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Figure 5

# An Extract from John Rocque's 1742 Plan of the City of Bristol BRO/07770/1

Approximate boundary of the study area in red



Not to scale

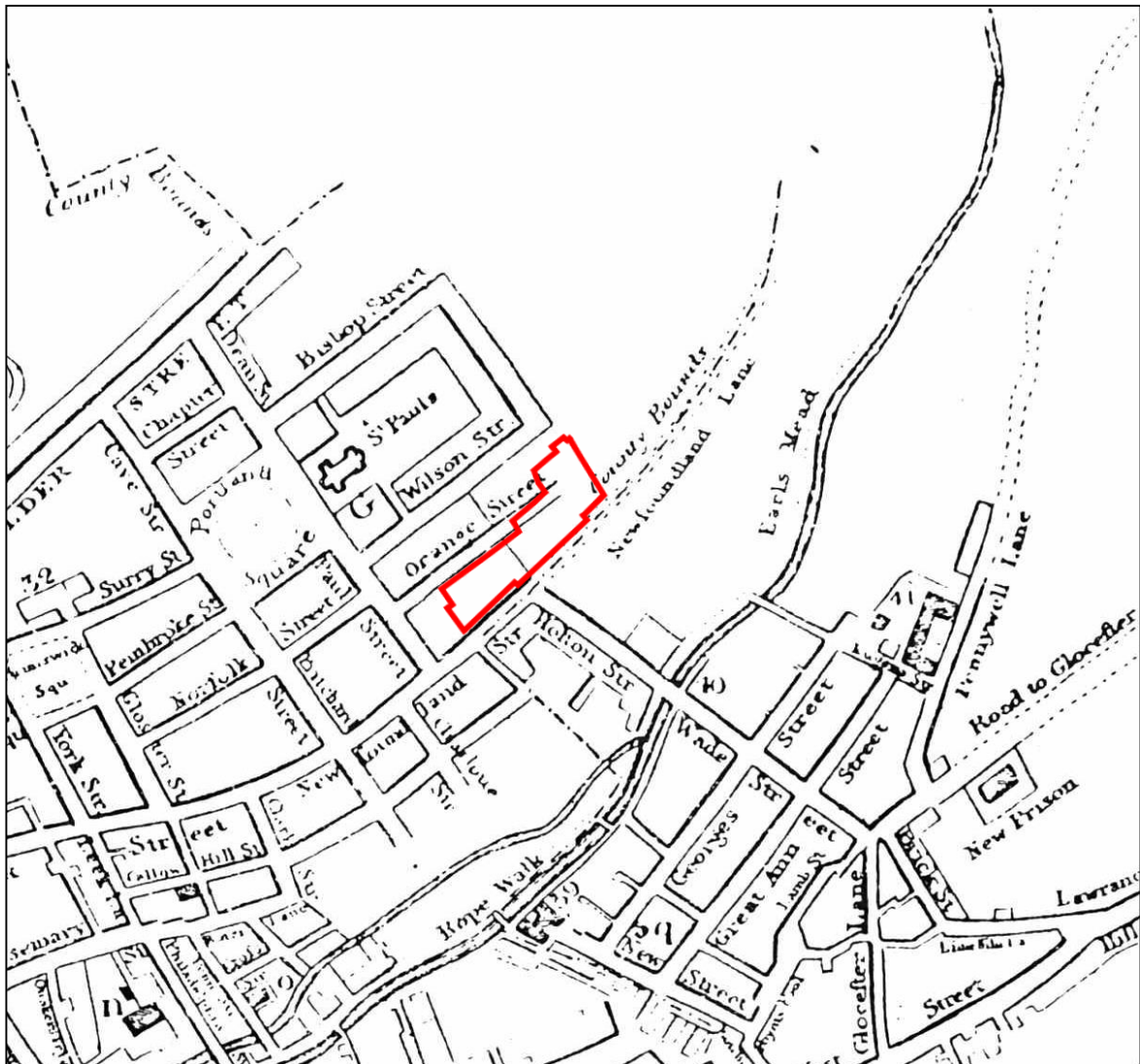
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Figure 6

### An Extract from Mathew's 1794 Map of the City and Suburbs of Bristol BRO/3811/24

Approximate location of the study area in red



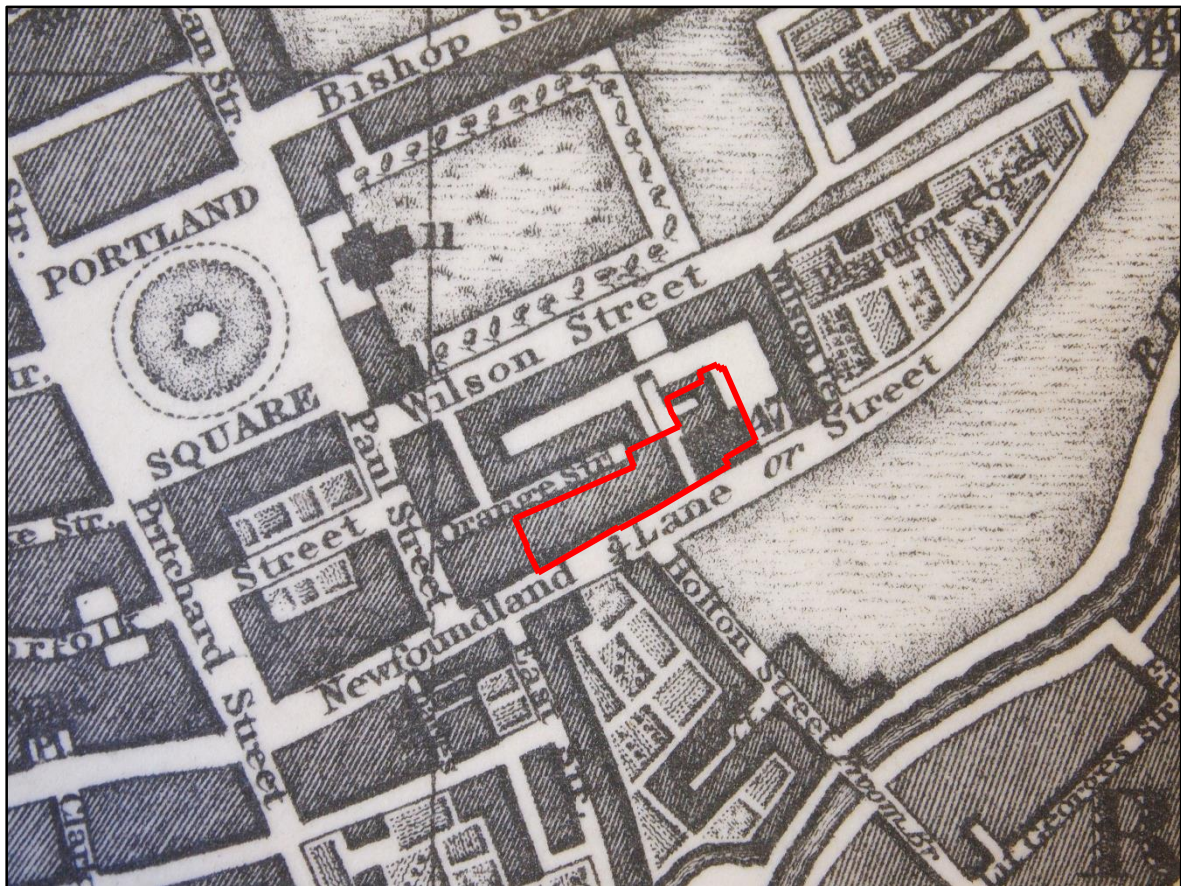
Not to scale

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Figure 7

Detail from Benjamin Donne's 1826 Plan of Bristol, Clifton,  
the Hotwells &c BRO/9389/7

Approximate boundary of the study area in red



Not to scale

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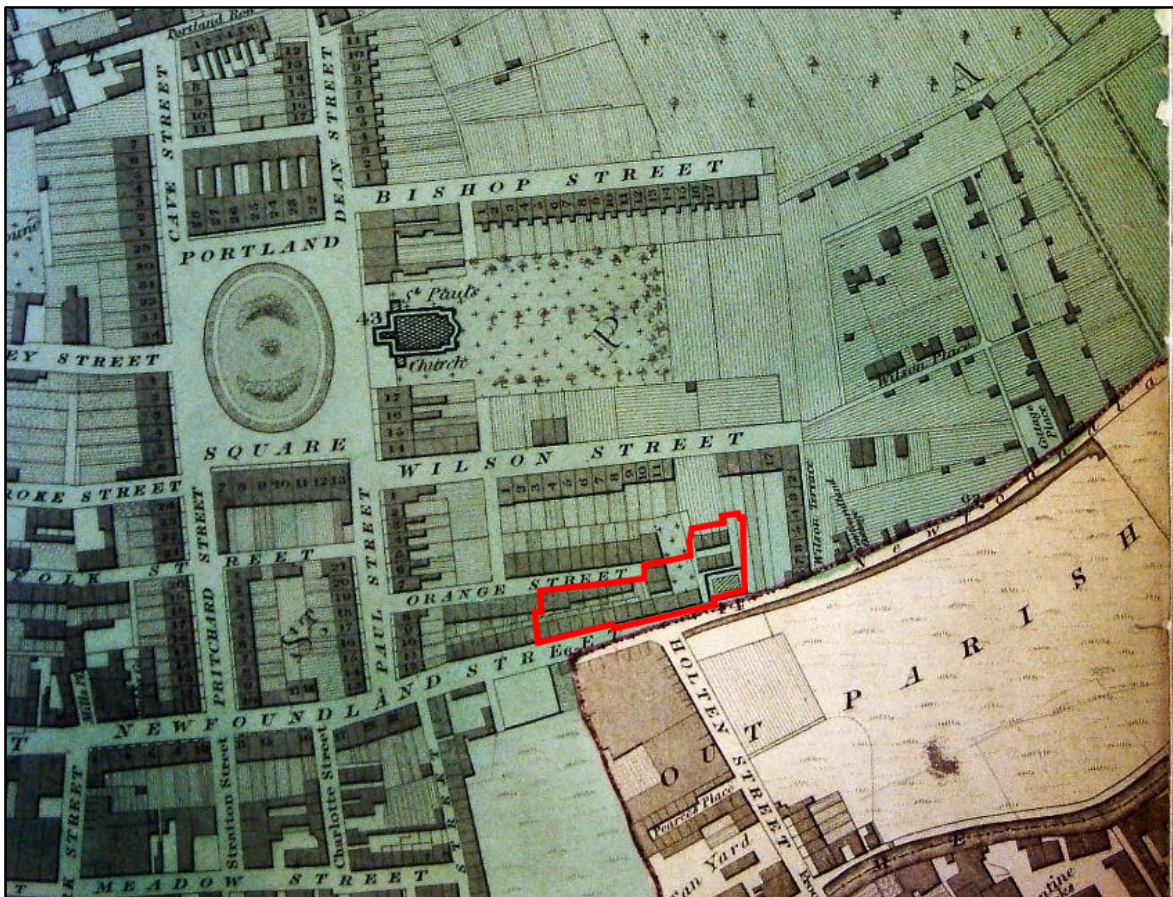
Counterslip d°	40
Friends d°	41
D° d°	42
Kings Street d°	43
Lewins Mead d°	44
Synagogue	45
Tabernacle	46
Sion Chapel	47
Bethesda d°	b

Extract from Legend listing No. 47,  
sited on Newfoundland Lane or  
Street, as Sion Chapel

Figure 8

An Extract from the 1828 Plan of the City of Bristol  
and its Suburbs by G. Ashmead and J. Plumley  
BRO/04481/North Sheet

Approximate boundary of the study area in red

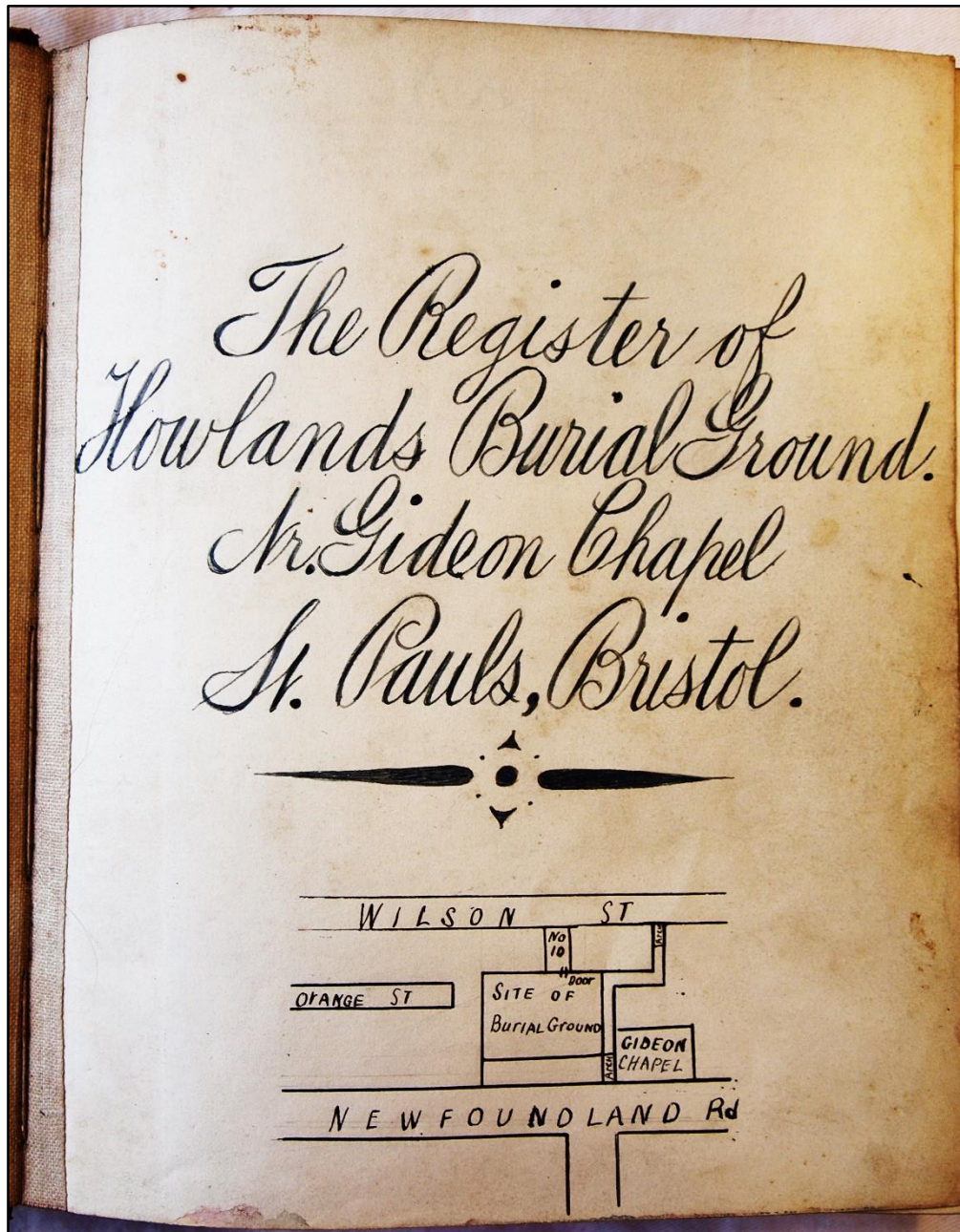


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Figure 9

Frontispiece Page of the Register of Howland's Burial Ground  
BRO/11930(1)



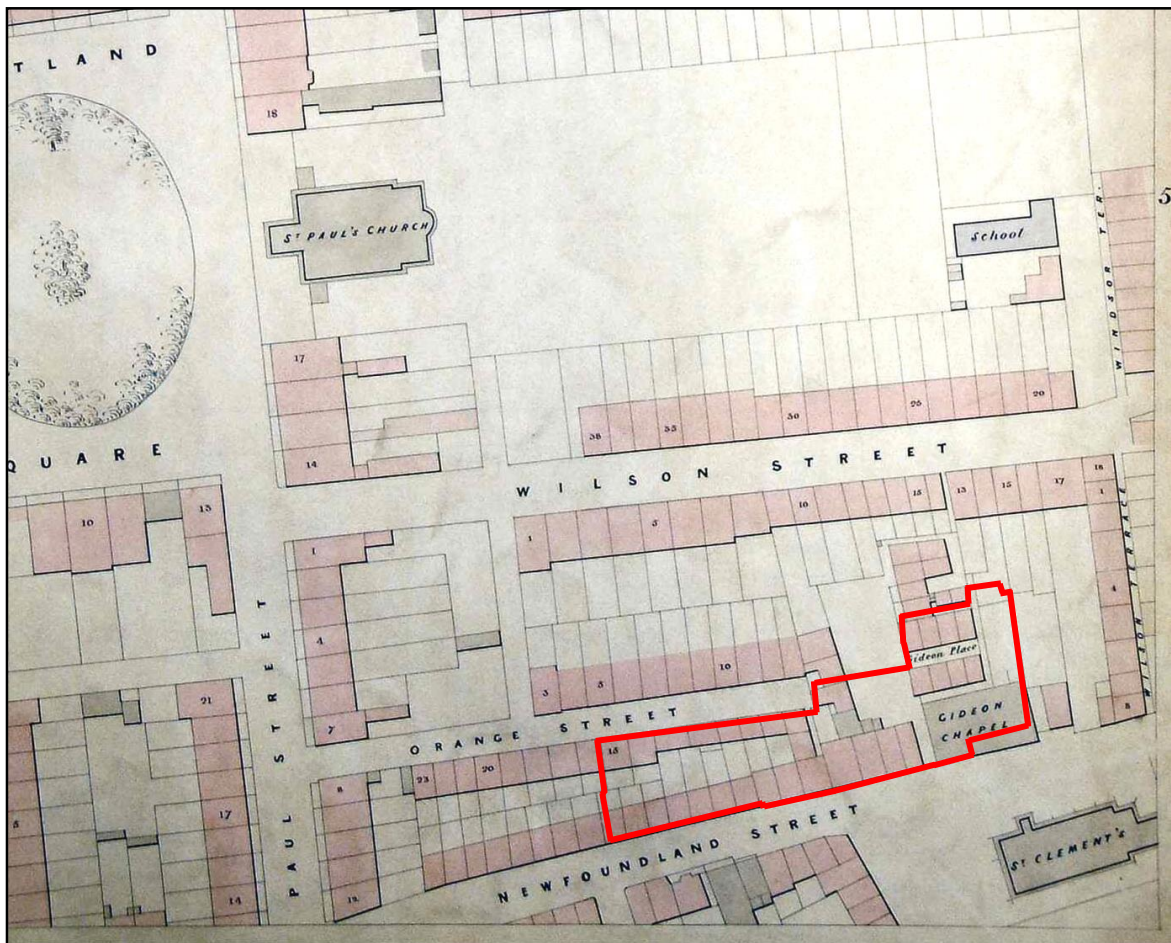
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Figure 10

## An Extract from an 1855 Map of Bristol Surveyed by G. Ashmead BRO/40860/Map 53

Approximate boundary of the study area in red



Not to scale

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Figure 11

## An Extract from an 1874 Map of Bristol Surveyed by Ashmead BRO/Bristol Plans/Arranged/Map 53

Approximate boundary of the study area in red



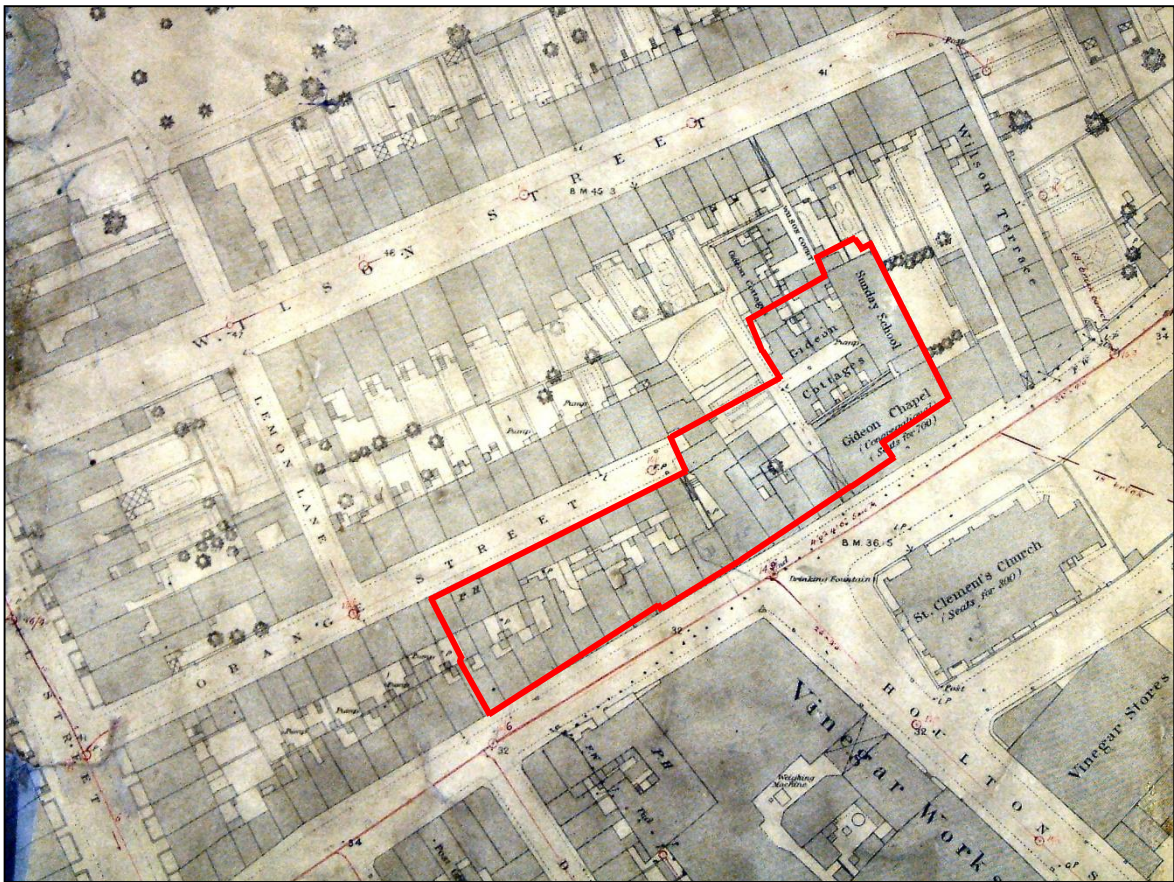
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Figure 12

## An Extract from the 1885 Ordnance Survey Map of Gloucestershire Sheet 72.13.11

Approximate boundary of the study area in red



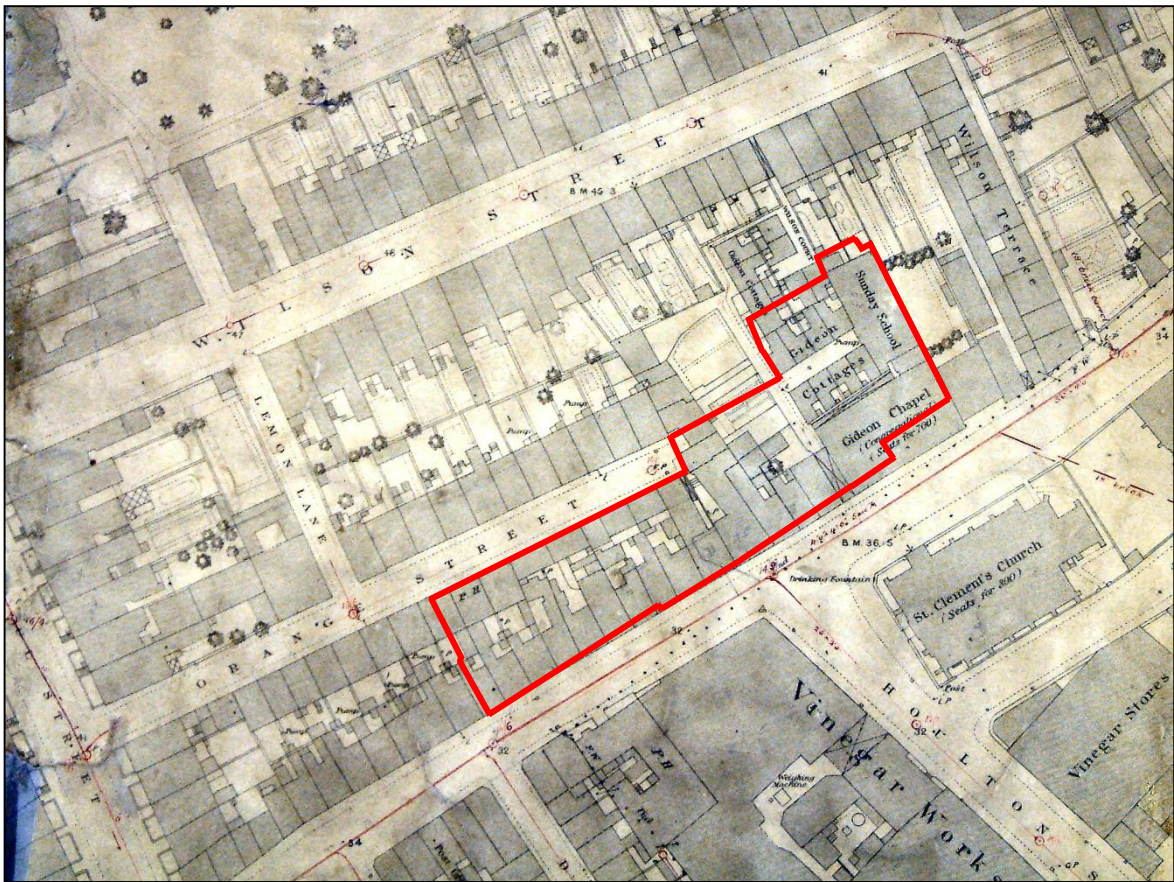
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Figure 12

## An Extract from the 1885 Ordnance Survey Map of Gloucestershire Sheet 72.13.11

Approximate boundary of the study area in red



Not to Scale

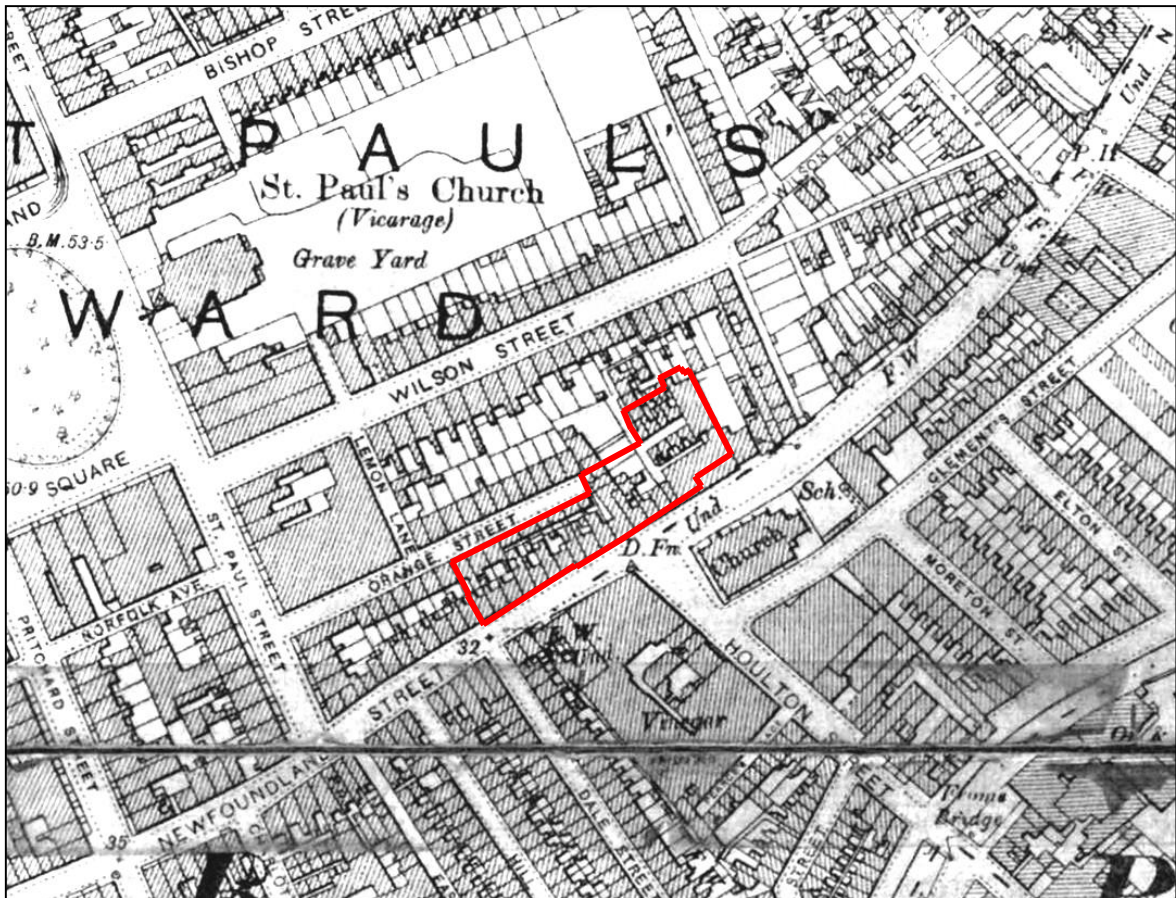
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Figure 13

## An Extract from the 1903 Ordnance Survey Map of Gloucestershire Sheet 72.13

Approximate boundary of the study area in red



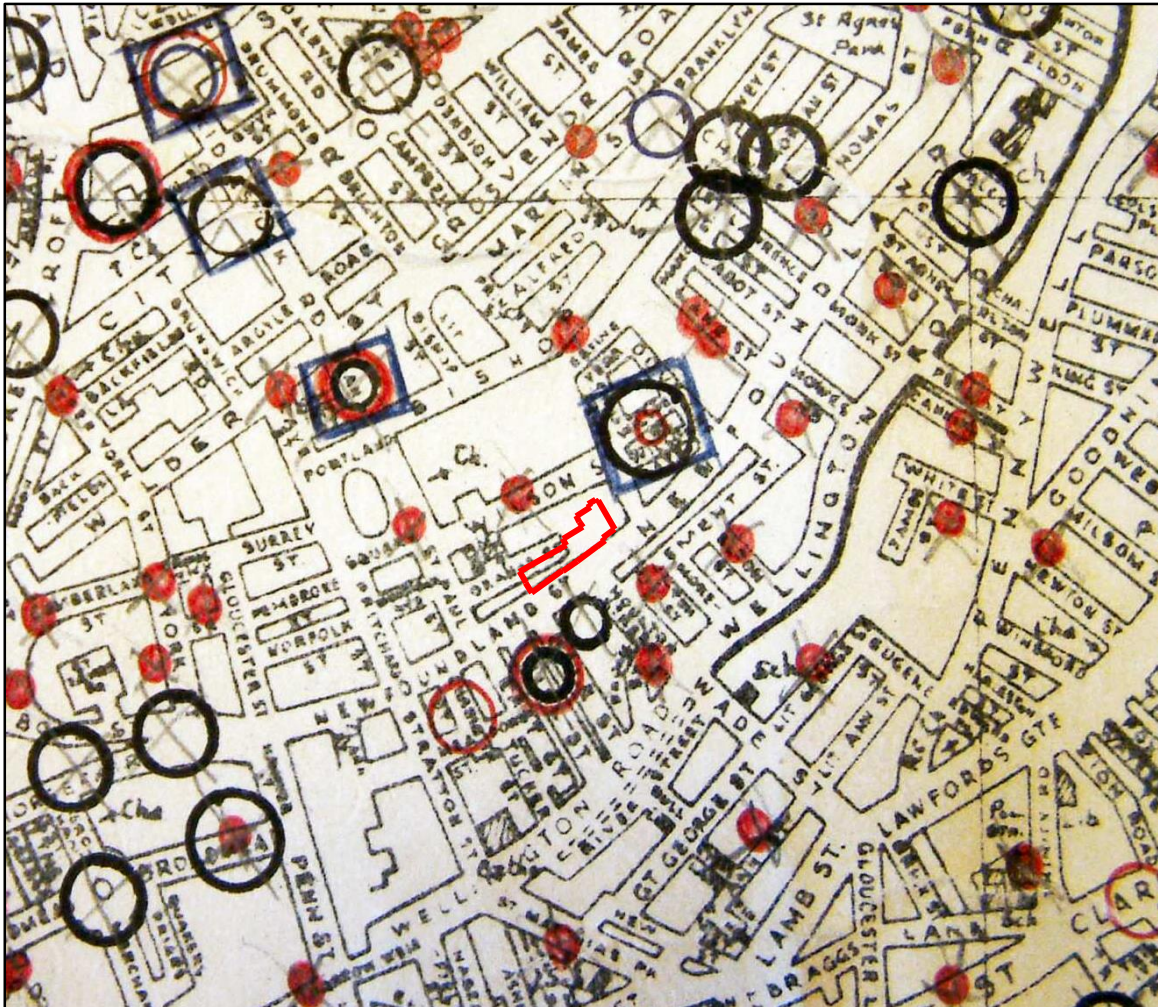
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Figure 14

### An Extract from the Bristol Bomb Plots BRO 33779/8 (b) (compiled 1960)

Approximate boundary of the study area in red



Not to scale

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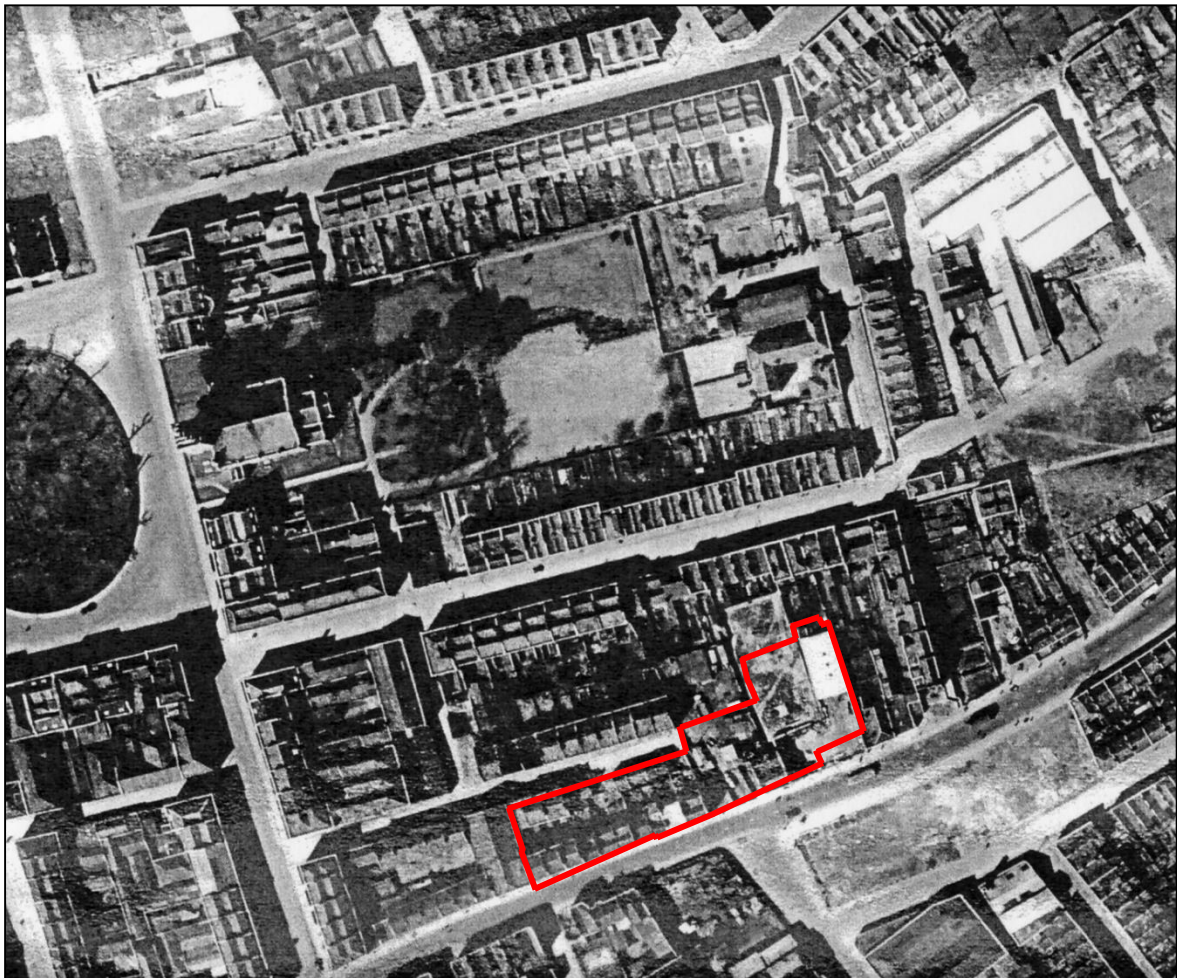
<u>LEGEND</u>	
RED dots and circles	50 Kilo
BLACK hollow	500 Kilo
BLUE dots	250 Kilo
SQUARES	1,000 Kilo
Yellow circles	Gas main fractured
Red "	Elec ditto
Brown "	Water ditto
Green "	Sewer ditto

31st May 1960. with the assistance of Mr. Hulbert

Figure 15

An Extract from an April 1947 Aerial Photograph  
RAF/CPE/UK/2026, Frame V 5322

Approximate boundary of the study area in red



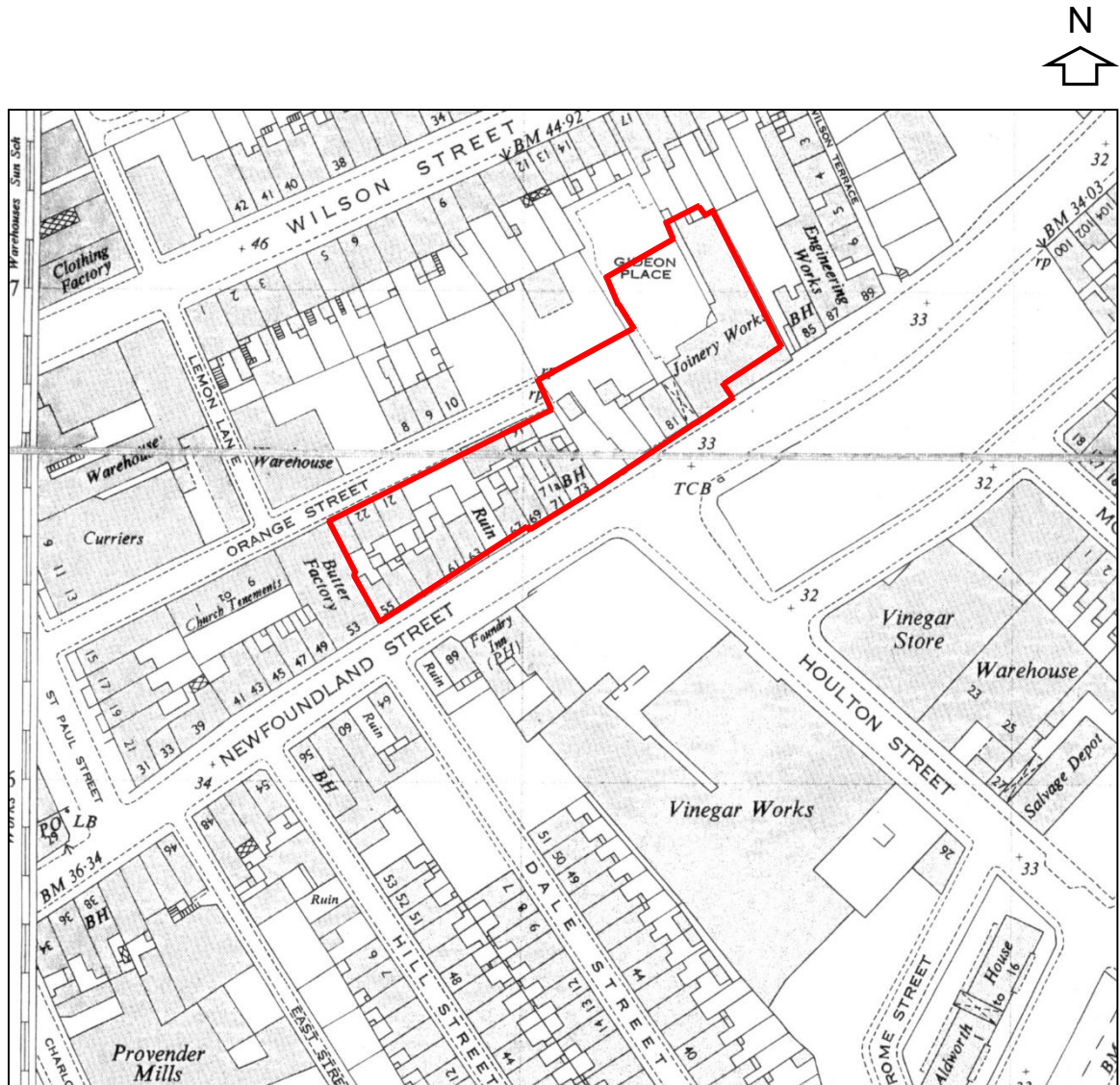
Not to scale

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Figure 16

## An Extract from the Ordnance Survey Map of Bristol Metric Survey Sheet ST 5973 (1951)

Approximate boundary of the study area in red



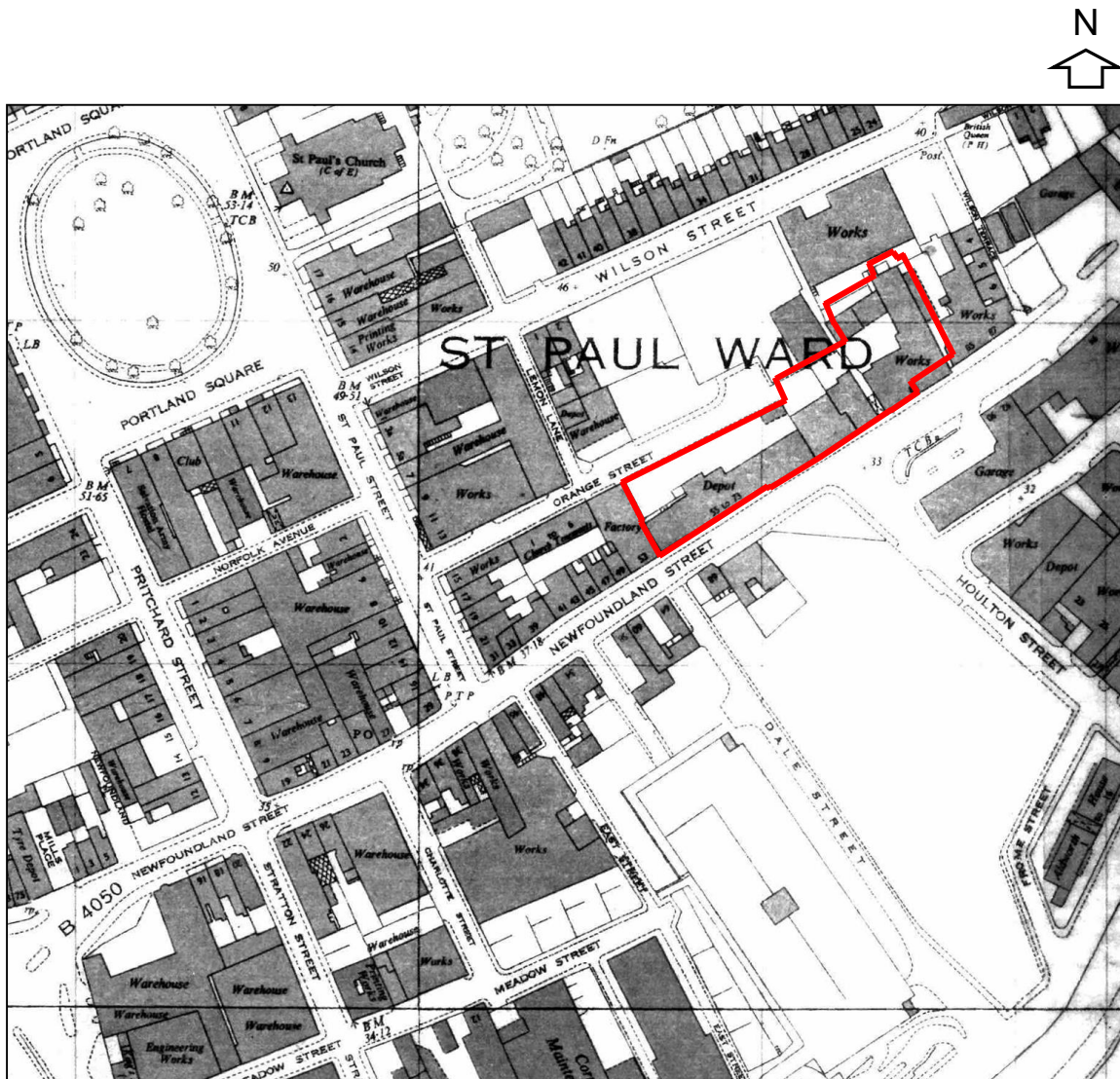
Not to Scale

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Figure 17

# An Extract from the Ordnance Survey Map of Bristol Metric Survey Sheet ST 5973 (1971)

Approximate boundary of the study area in red



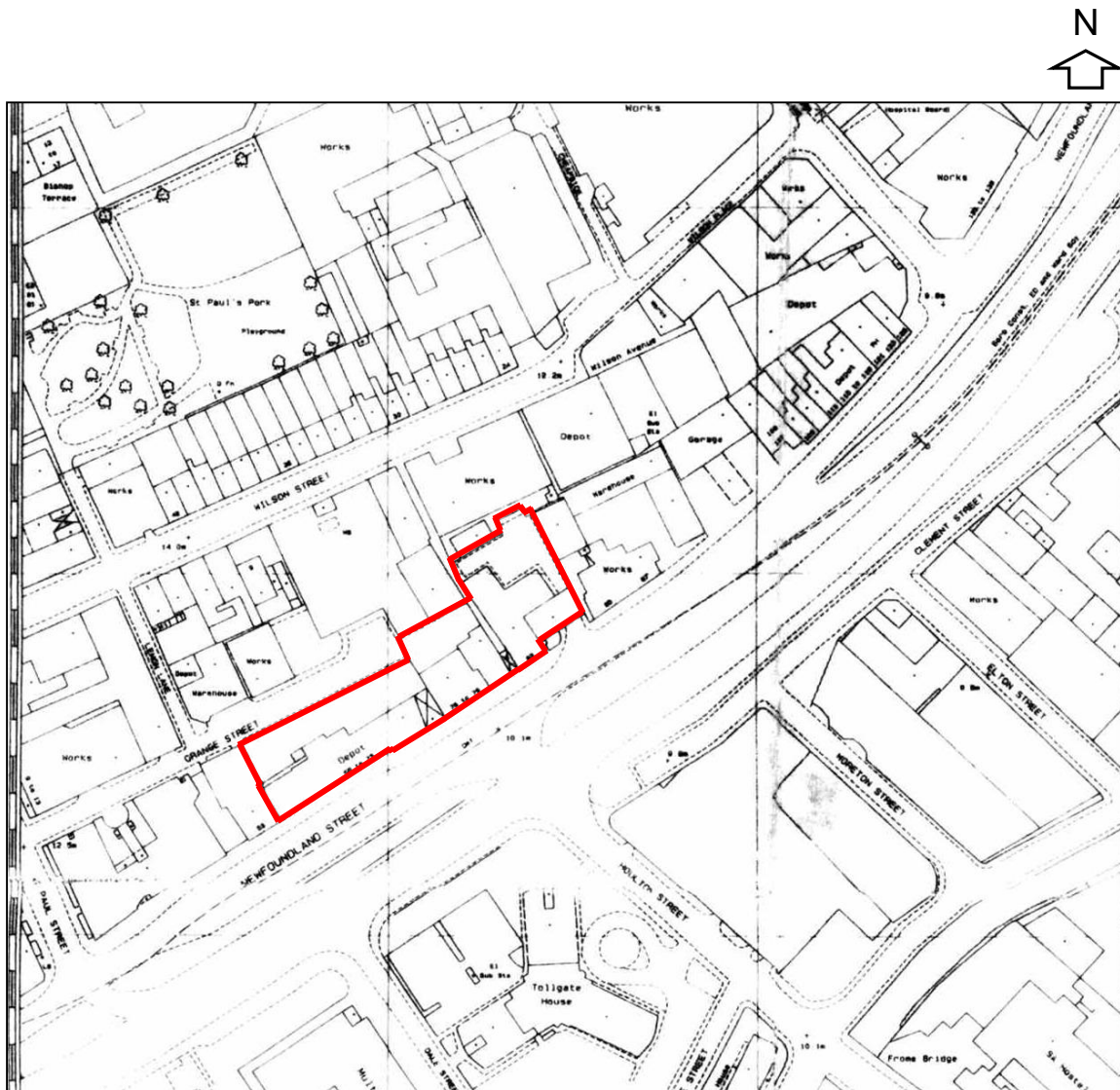
Not to scale

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Figure 18

### An Extract from the Ordnance Survey Map of Bristol Metric Survey Sheet ST 5973 NW (1994)

Approximate boundary of the study area in red



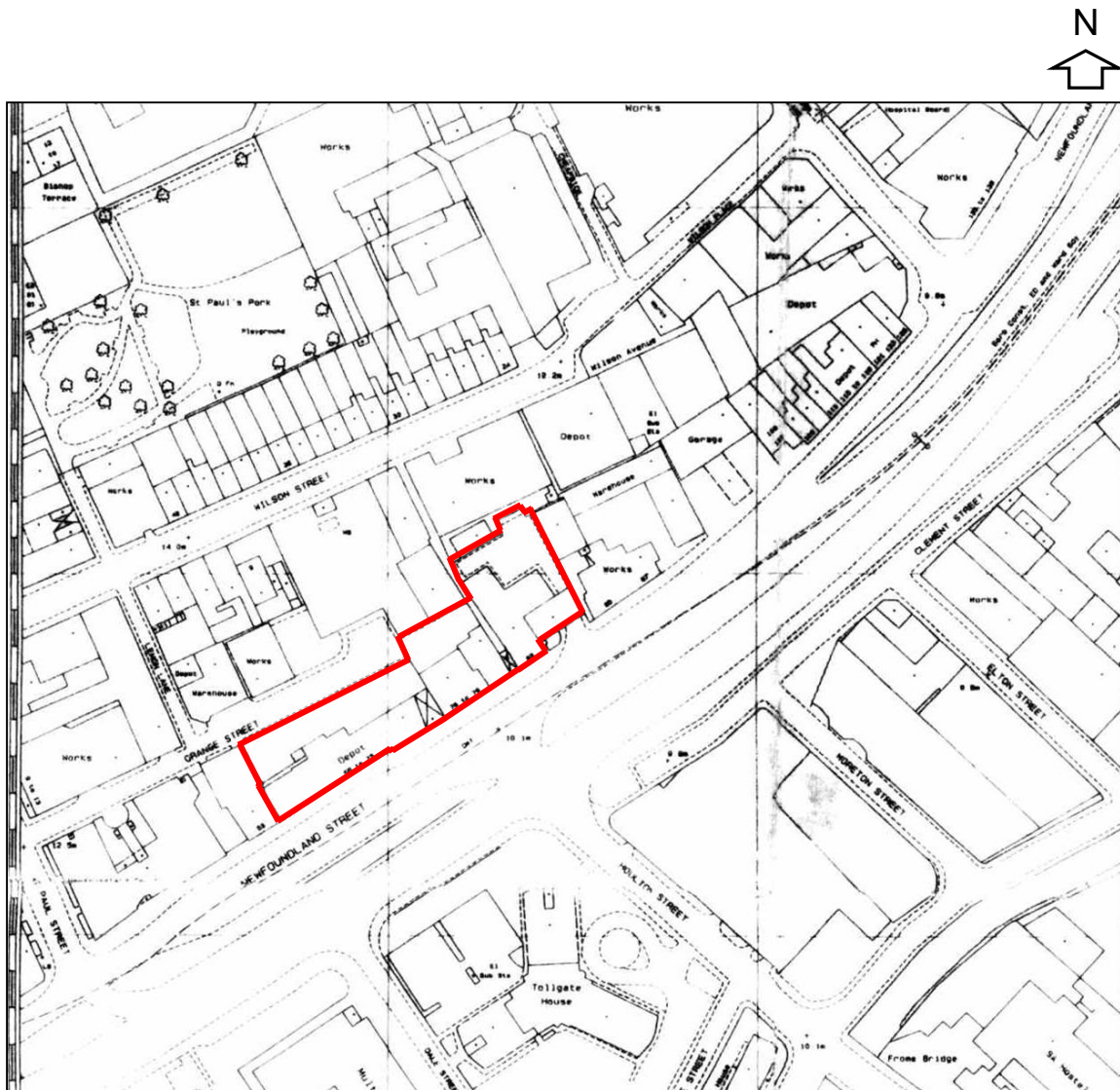
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Figure 18

### An Extract from the Ordnance Survey Map of Bristol Metric Survey Sheet ST 5973 NW (1994)

Approximate boundary of the study area in red

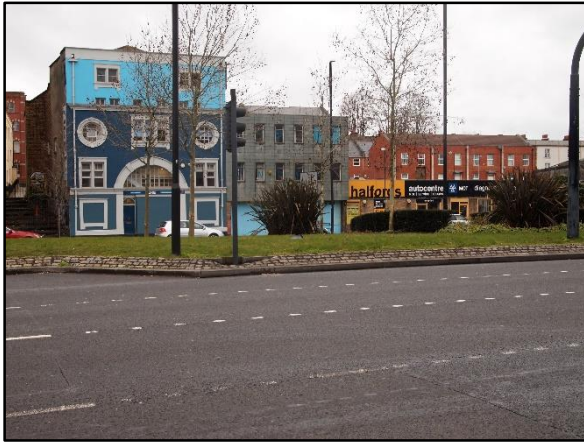


Not to scale

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Figure 19

Plates



1) Exterior view of the Newfoundland Circus frontage of buildings in the southwest of the study area (formerly Nos.55-73), looking north



2) Exterior view of the rear of the three-storey brick building sited in the extreme southwest of the study area and butting No. 53, looking south



3) Exterior view of the yard and rear of the motor vehicle repair shop in the southwest of the study area, looking northeast



4) Interior view of the single storey building currently in use as a motor vehicle repair shop, looking southeast



5) Exterior view of the Newfoundland Circus frontage of the two-storey concrete structure (formerly Nos. 75-81) looking northwest



6) Rear view of the two-storey brick and concrete structure with railed roof area and loading bay door to grocer's shop, looking southeast



Figure 20

Plates



7) Exterior view of the entrance off Newfoundland Circus to the public footpath running between Nos. 81 and 83, looking north



8) View of the public footpath where it emerges from between Nos. 81 and 83 and continues towards Wilson Street, looking northwest



9) Interior view of a typical room in the former police station (No. 83) with some squatters' debris, looking west



10) Exterior view of the entrance to the police station with open up and over door at the rear providing vehicular access to the yard, looking west



11) View of the multi-phase masonry wall on the northeast boundary of the yard at the rear of the police station (No. 83), looking east



12) View of the heavily overgrown recess in the northwest boundary wall of No. 83 where earlier masonry is preserved, looking northwest