

at

**NO. 40 COOMBE LANE,
WESTBURY-ON-TRYM, BRISTOL.**

for

Mr Ashley Woodall



Report No. 2506/2011

BHER No. 25033

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Archaeological Watching Brief
 at
**NO. 40 COOMBE LANE,
 WESTBURY-ON-TRYM, BRISTOL.**

Centred on
 N.G.R. ST 56255 76691

Client: Mr Ashley Woodall

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Abbreviations

AD	Anno Domini	Km	Kilometre
aOD	Above Ordnance Datum	m	Metre
BaRAS	Bristol & Region Archaeological Services	NGR	National Grid Reference
BC	Before Christ	NMR	National Monuments Record
c.	Circa	OS	Ordnance Survey
HER	Historic Environment Record		

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable 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.

August, 2011.

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SUMMARY

An archaeological watching brief was carried out during groundworks associated with the construction of a new dwelling within the grounds of 40 Coombe Lane, Westbury-on-Trym, Bristol. The site is centred on NGR ST 56255 76691 and is located in the grounds of No. 40 Coombe Lane (also known as the Red House or Red House Farm). The site entrance was located on the north-west side of Red House Lane adjacent to No. 5.

No features or deposits of archaeological significance were observed during the intrusive groundworks. The lack of archaeological deposits may indicate that any structural remains related to outbuildings of the Red House did not extend into the application area. The orchard, which was present on the site from the early 19th century, may well have been established much earlier when the Red House was first built.

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- Plate 1 Reduced level excavation, undisturbed natural exposed, looking north-east
- Plate 2 Reduced level excavation, undisturbed natural exposed, looking north

1. INTRODUCTION

- 1.1 Bristol and Region Archaeological Services (BaRAS) were commissioned by Mr Ashley Woodall to undertake an archaeological watching brief during groundworks associated with the construction of a new dwelling within the grounds of No. 40 Coombe Lane, Westbury-on-Trym, Bristol.
- 1.2 The watching brief was commissioned to comply with the condition of planning consent (planning application 08/00939/F) and in accordance with a Written Scheme of Investigation prepared by Bristol and Region Archaeological Services (BaRAS 2011).
- 1.3 The fieldwork was undertaken between 1st August and 2nd August under the supervision of Simon Roper who also compiled this report.
- 1.4 The project archive will be deposited with Bristol City Museum & Art Gallery under the Accession Number BRSMG 2011/31 and a copy of the report will be made available to the National Monuments Record maintained by English Heritage. The project has been entered in the Bristol Historic Environment Record as: BHER 25033 and in the OASIS Online Access to the Index of Archaeological Investigations as: bristola1-106115.

2. THE SITE

- 2.1 The site (centred on NGR ST 56255 76691) is located in the grounds of No. 40 Coombe Lane (also known as the Red House or Red House Farm), with the site entrance fronting the north-west side of Red House Lane adjacent to No. 5 (**Fig. 1**). In area, the full site occupies only about 430m². The site lies a little below 33m aOD.
- 2.2 The geology of the study area comprises Dolomitic Conglomerate of the Triassic period (British Geological Survey 1962).

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 No previous archaeological assessment has been carried out on the site or within close proximity to the site. Sites within the locality include, a small hoard of Early Bronze Age metalwork was found about 875m to the north-west in the Trym valley in 1899, the Roman town and port of *Abonae* (Sea Mills) 1200m to the south-west, and the Saxon and medieval minster, monastery and village at Westbury-on-Trym 1200m to the north-east of this site.
- 3.2 Historically the site lay in the parish of Westbury-on-Trym, in the tithing of the same name. Coombe Lane is an ancient thoroughfare linking Coombe (Dingle) with Durdham Down and thus the highway between Bristol and the Passages (for crossing the Severn). The earliest cartographic evidence for both Coombe Lane and '*Red House*' was Isaac Taylor's 1777 county map (**Fig. 2**). The parish survey of 1817 by the Sturges showed both Coombe and Red House Lanes (both unnamed), also '*Red House*' and some outbuildings to its immediate west. An orchard was shown on the north-west side of Red House Lane by the OS 1:31680 map of 1826 (**Fig. 3**). The owner at this time was Edward Stephens and the occupier John Pring, with the property described as 'the Red House, gardens, cottage and orchard'. The Tithe map of 1842 (**Fig. 4**) names the property as Red House and shows the farm house and other outbuildings, while the apportionment lists the owner as John Stephens and John Jones as the occupier with the property described as Red House, Outbuildings, Bartons, gardens and Orchard. More detail appeared on the OS 1:2500 plans, commencing in the 1880s (**Figs 5 & 6**). The Orchard was shown where the new dwelling is to be erected, but no structures have been recorded in this area by any of the cartographic sources.
- 3.3 Red House is a Grade II listed building, with its front wall also similarly designated. It is thought to have origins dating back to at least the 17th century.

4. AIMS AND METHODOLOGY

- 4.1 The fieldwork complied with the methodology contained within the Written Scheme of Investigation (BaRAS 2011). The fieldwork also followed the *Standard and Guidance for an Archaeological Watching Brief* issued by the Institute for Archaeologists (2008). The aim of the watching brief was to record any archaeological features or deposits revealed during the course of intrusive groundworks.
- 4.2 The watching brief involved the monitoring of the mechanical excavation of the reduced level dig and the foundation trenches. The recording was carried out using Bristol & Region Archaeological Services' single context recording system.
- 4.3 Within the constraints of the watching brief, all observed archaeological features were recorded at suitable scales. Photographs were taken in digital format, and recorded on pro-forma record sheets.

5. RESULTS

- 5.1 All groundworks were carried out using a 360° mechanical excavator using a toothless grading bucket.
- 5.2 No features or deposits of archaeological significance were observed, and no artefacts predating the modern period were recovered during intrusive groundworks at the site. The reduced dig to formation level removed two layers, a mid brown clayey silt topsoil (200mm deep) and a light brown clayey sand subsoil layer (80mm deep). The upper layer contained modern material such as plastics and pottery. Beneath these layers the undisturbed natural geology of sandy clay with outcrops of bedrock was exposed (**Plates 1 & 2**).

6. CONCLUSION

- 6.1 The watching brief identified no archaeological remains within the area of the intrusive groundworks. The lack of archaeological deposits may indicate that any structural remains related to outbuildings of the Red House did not extend into the application area. The orchard, which was present on the site from the early 19th century, may well have been established much earlier when the Red House was first built.

7. PROJECT TEAM

- 7.1 The fieldwork was undertaken by Simon Roper who also produced this report. The illustrations were prepared and the report compiled by Ann Linge. The archive was compiled and prepared for deposition by Simon Roper. The project was managed by John Bryant.

8. BIBLIOGRAPHY AND SOURCES CONSULTED

Published Works

IFA, 2008, Institute of Field Archaeologists. *Standard and Guidance for an Archaeological Watching Brief*. Originally published in 1994; revised 2008.

Maps

Isaac Taylor	1777 county map
Sturge	1817 Parish Survey
Robert Dawson	1826 Ordnance Map of the Environs of Bristol, 2 inches : 1 mile
Tithe Map	1841 Westbury upon Trym: the Tithings of Wesbury & Stoke Bishop
Ordnance Survey	1:2500 plan, 1885
Ordnance Survey	1:2500 plan, 1912
British Geological Survey	Geological Survey of England & Wales, Solid & Drift (Bristol District), scale 1:63360, published 1962; reprinted 1967 & 1984 (BML).

Unpublished Material

BaRAS 2011, *Written Scheme Of Investigation For An Archaeological Watching Brief At 40 Coombe Lane, Westbur- on-Trym, Bristol.*

9. ACKNOWLEDGMENTS

BaRAS would like to thank Mr. Ashley Woodall for his assistance and co-operation.

APPENDIX 1: Policy Statement

This report is the result of work carried out in the light of national and local authority policies.

NATIONAL POLICIES

Statutory protection for archaeology is enshrined in the Ancient Monuments and Archaeological Areas Act (1979), amended by the National Heritage Act, 1983. Nationally important sites are listed in the Schedule of Ancient Monuments (SAM). Scheduled Monument consent is required for any work that would affect a SAM.

GOVERNMENT POLICY GUIDANCE

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and Planning Policy Guidance Note 16: Archaeology and Planning (1990) have been replaced (23 March 2010) by Planning Policy Statement 5: Planning for the Historic Environment (2010) which sets out the Government's national policies on conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets.

Of particular relevance within the Planning Policy Statement are:

Policy HE6: Information Requirements for Applications for Consent Affecting Heritage Assets

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

Policy HE9: Additional Policy Principles Guiding the Consideration of Applications for Consent Relating to Designated Heritage Assets

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I or II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

Policy HE12: Policy Principles Guiding the Recording of Information Related to Heritage Assets

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

DISTRICT POLICY

Bristol City Council Supplementary Planning Document (2006) states (policy SPD No.7, p4):

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

APPENDIX 2: Context Descriptions

Context No.	Description
1000	Mid brown slightly clayey silt topsoil.
1001	Light brown clayey sand sub-soil.
1002	Reddish brown sandy clay natural with outcroppings of bedrock.

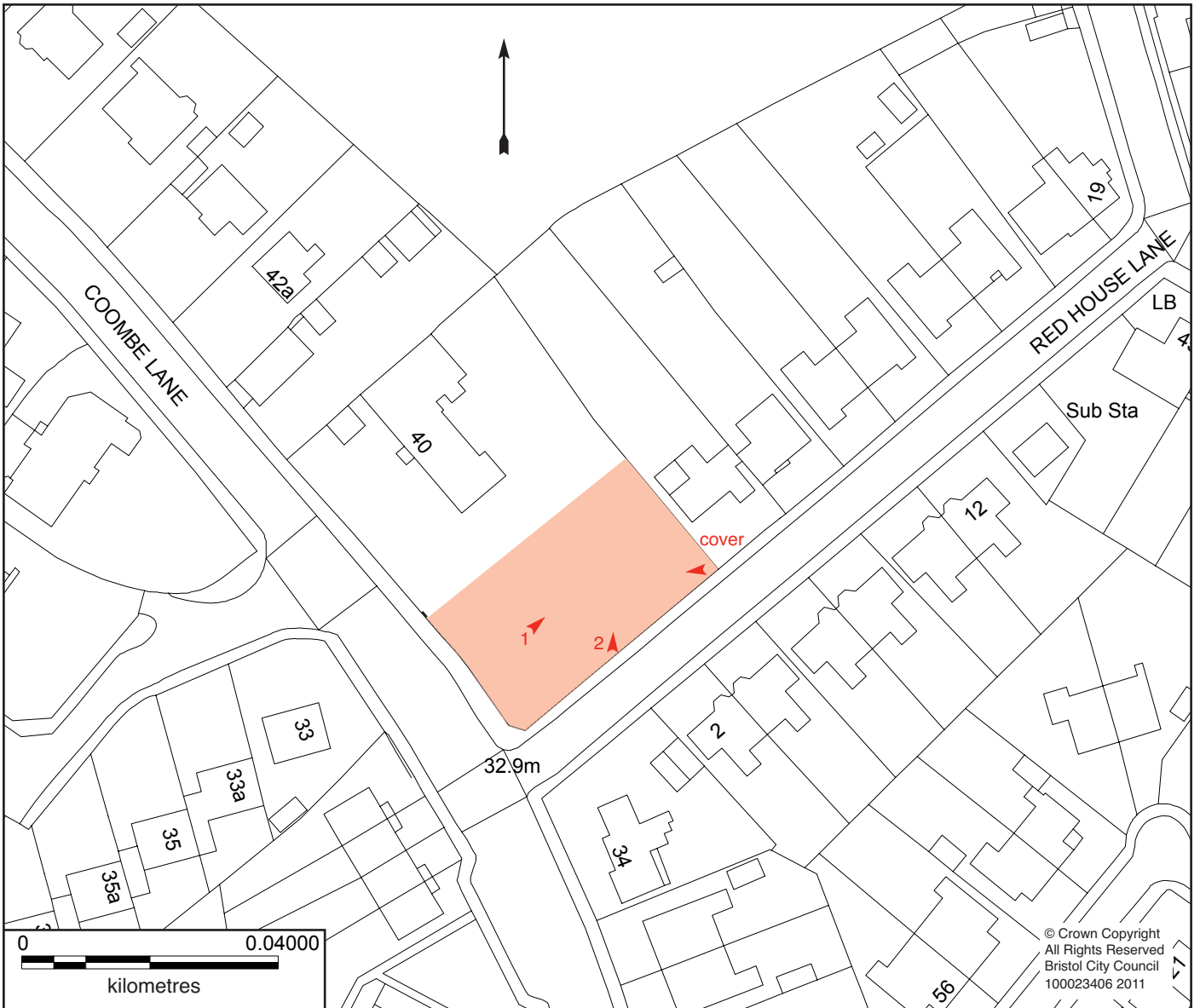


Fig.1 Site location plan with plate directions, scale 1:1000

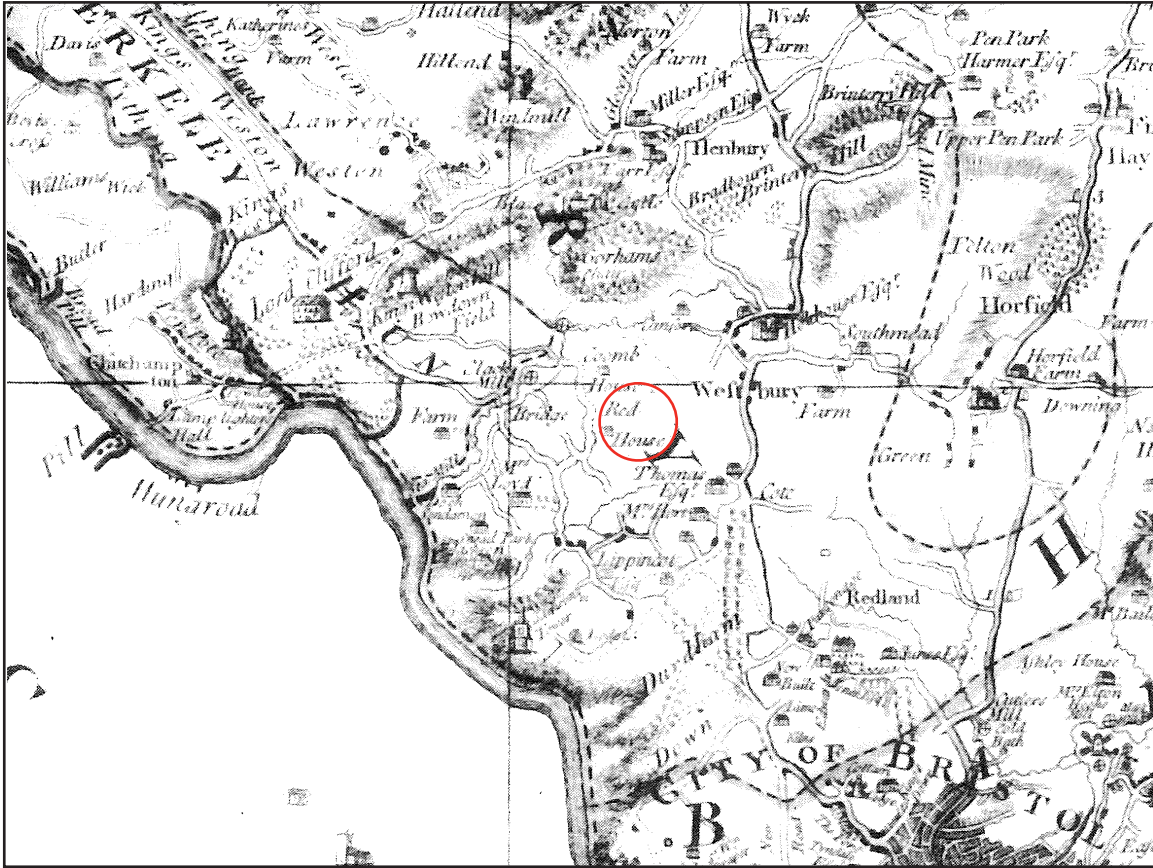


Fig.2 Extract of Isaac Taylor's 1777 county map



Fig.3 Extract of Robert Dawson's 1826 Ordnance Map of the Environs of Bristol



Fig.4 Extract of the 1841 Tithe Map of Westbury upon Trym

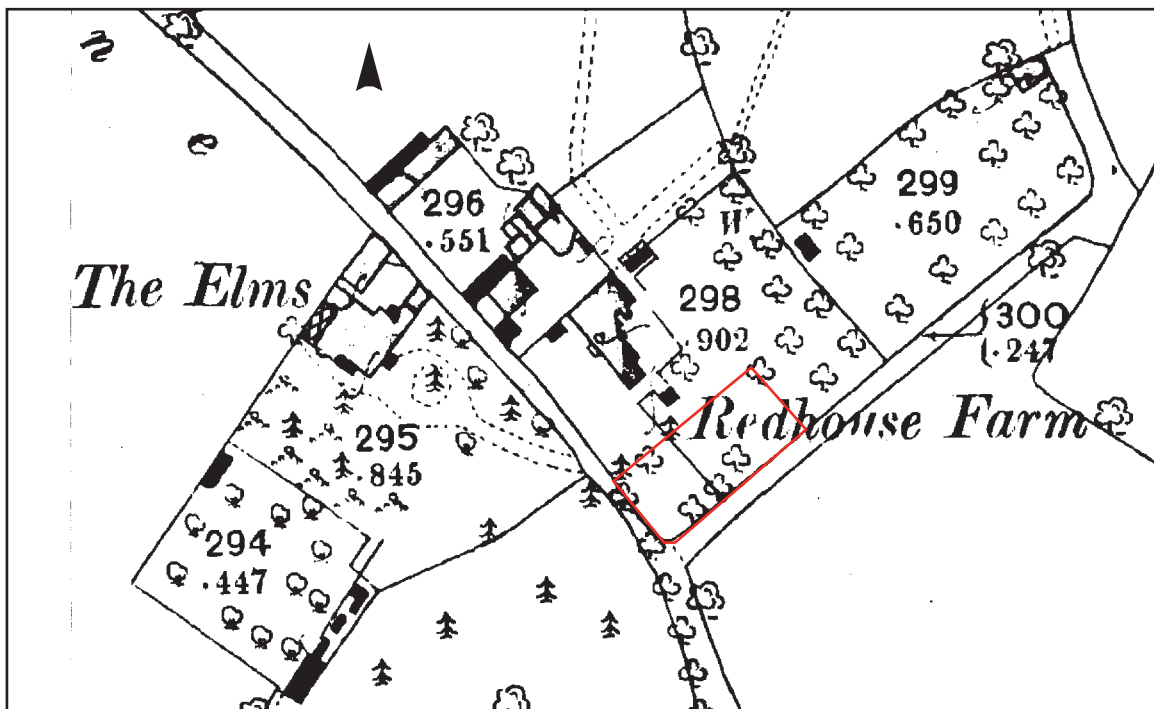


Fig.5 Extract of 1885 Ordnance Survey 1:2500 plan

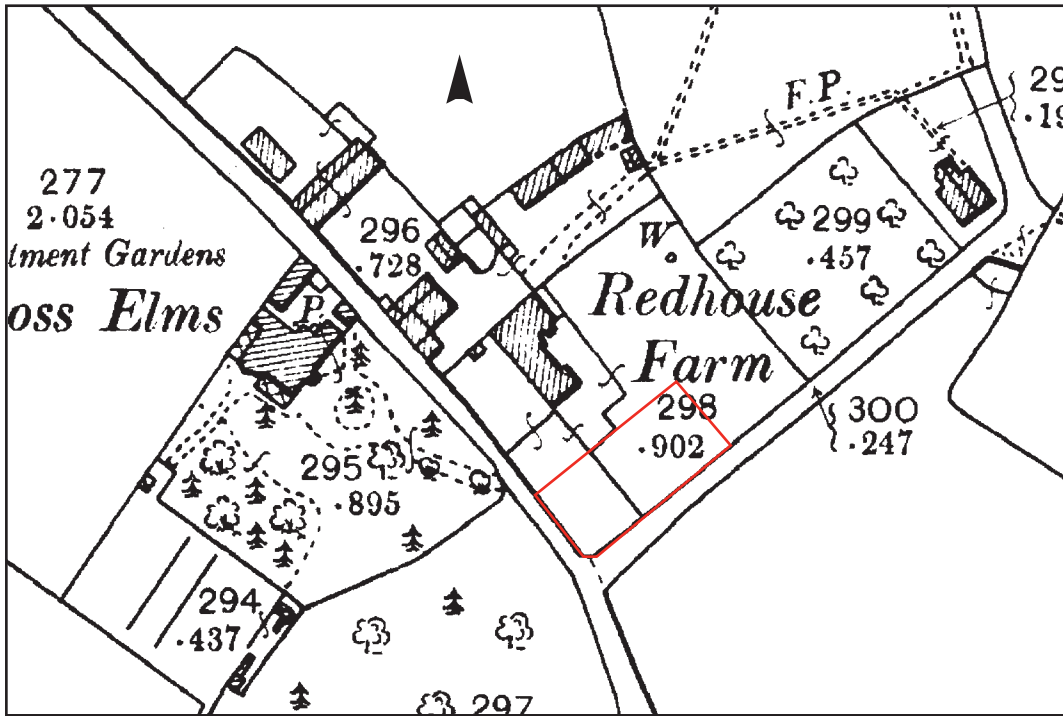


Fig.6 Extract of 1912 Ordnance Survey 1:2500 plan



Plate 1 Reduced level excavation, undisturbed natural exposed, looking north-east



Plate 2 Reduced level excavation, undisturbed natural exposed, looking north