

Archaeological Desk-based Assessment
of
**THE LAMPLIGHTERS PUBLIC HOUSE,
STATION ROAD, SHIREHAMPTON, BRISTOL.**
for
Unity Street Investments LLP



Report No. 2616/2012
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Centred on
N.G.R. ST 52728 76283

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Abbreviations

AD	Anno Domini	C	Century
aOD	Above Ordnance Datum	DCLG	Dept. for Communities & Local Government
BaRAS	Bristol & Region Archaeological Services		
BC	Before Christ	DCMS	Dept. for Culture Media & Sport
BCC	Bristol City Council	EH	English Heritage
BCL	Bristol Central Library	GRO	Gloucester Record Office
BCMAG	Bristol City Museum & Art Gallery	IfA	Institute for Archaeologists
BHER	Bristol Historic Environment Record	Km	Kilometre
BL	British Library	m	Metre
BRO	Bristol Record Office	NGR	National Grid Reference
BSMR	Bristol Sites & Monuments Record	NMR	National Monuments Record
c	Circa	OS	Ordnance Survey

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.

March, 2012.

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SUMMARY

An archaeological desk-based assessment of the former Lamplighters Public House, Station Road, Shirehampton, Bristol (centred on NGR ST 52728 76283) was commissioned from Bristol and Region Archaeological Services by Unity Street Investments Ltd. in February 2012. Historic and cartographic evidence indicates that the property boundaries have remained unaltered since the mid 19th century. The earliest building on site may date from the late 17th century and this was extended in the mid 18th-century. Numerous alterations and further additions have taken place to the buildings on the study area, particularly in the mid 1950s and again in the early 1970s. The adjoining car park and garden area has remained relatively undisturbed for over two hundred years.

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1. INTRODUCTION & CURRENT USE

- 1.1 An archaeological desk-based assessment for premises of the former Lamplighters Public House, Station Road, Shirehampton, Bristol (NGR ST 52728 76283) was commissioned from Bristol & Region Archaeological Services by Unity Street Investments LLP through CSJ Planning Consultants Ltd.
- 1.2 The study area comprises the Grade II listed buildings, outbuildings and surrounding land of the former Lamplighters Public House situated approximately 70m back from the north bank of the River Avon (**Plates 1-6 & Cover**). The English Heritage List entry only gives a cursory external description of the main buildings and does not include the cellar and attic storeys of one building or distinguish between the different constructional phases.
- 1.3 On plan, the study area covers an area of approximately 2970 square metres and lies within the designated Shirehampton Conservation Area and Flood Zone for planning purposes. There are no Scheduled Monuments within or close to the study area, however there are three Grade II listed buildings, Nos. 103-107 Station Road, located approximately 20m to the north (**Fig. 1**).
- 1.4 To the north-west the study area is bounded by Station Road, a historic route which led from the village of Shirehampton to a slipway and ferry on the River Avon. To the north-east the study area is bounded by the 1950s residential property of No. 90 Station Road, to the south-east by the public open space of the Lamplighters Playing Fields and to the south-west by riverside land currently in use for Shirehampton Sailing Club and Avonmouth Sea Cadets.
- 1.5 This study is being undertaken in advance of a planning application, in accordance with the requirements of Planning Policy Statement 5: Planning for the Historic Environment, Policy HE6 'Information Requirements for Applications for Consent Affecting Heritage Assets', and local planning policies (see Appendix 1).
- 1.6 The British Geological Survey (1:63,360) map (revised 1952), *Bristol District*, depicts the geology in the immediate environs of the study area as comprising Recent and Pleistocene first Terrace Gravels, Estuarine Alluvium and Keuper Marls [Mercia Mudstone] (f⁶) of the Triassic System. The study area lies at approximately 8-9m aOD.

2. METHODOLOGY

- 2.1 The study was undertaken in accordance with criteria set out in the Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-based Assessments* (2011).
- 2.2 Selected material from the holdings of the Bristol Record Office, Gloucester Record Office, Bristol Central Library, Bristol City Museum & Art Gallery and Brunel House (BCC) were consulted. An extract from the Bristol Historic Environment Record (BHER) was provided by Mr Pete Insole, Archaeological Officer for Bristol City Council. A summary of entries is presented in Appendix 2 (see **Figs 2 & 3** for location of entries). A search of the vertical and oblique air-photograph collections held at the National Monuments Record (NMR), Swindon was requested (Enquiry No. 67650), the results of which are presented in **Appendix 3**. The available photographs were examined in accordance with standard procedures for air-photograph analysis (Brophy and Cowley 2005; Wilson 2000). A vertical air-photograph incorporating the study area (taken in 1947) has been selected for inclusion and annotated in the present report (**Fig.10**).
- 2.3 A site visit to the study area was carried out by Andy King and Ann Linge of Bristol & Region Archaeological Services on 5th March 2012. Photographs and notes were taken during the visit (see **Plates 1-18 & Cover**). External features noted include former field boundaries, an overgrown garden area, subterranean services and installations, extensive hard surfacing and an avenue of pollarded Lime trees. One of the adjacent outbuildings was inaccessible. Internally the main buildings were examined for surviving original features and to determine a rough chronology of construction (**Plates 11-17 & Fig.18**). All information considered appropriate to the study was collated, summarised and presented in the following report.
- 2.4 The following legislation and guidelines have informed this assessment:
- Ancient Monuments and Archaeological Areas Act* (1979);
- Planning (Listed Buildings and Conservation Areas) Act* (1990);
- Town and Country Planning Act* (1990);
- Bristol Local Plan* (Adopted 1997; altered 2003);
- Archaeology and Development: Bristol Local Development Framework Supplementary Planning Document Number 7, Adopted March 2006* (Bristol City Council: City Centre Projects and Urban Design Team);
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. EH (2008);
- Planning Policy Statement 5: Planning for the Historic Environment*. Her Majesty's Stationary Office. DCLG (2010);
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. EH, DCLG & DCMS (2010);
- 2.5 This study is intended to provide information that will enable a reasonable and informed planning decision to be made concerning the likely impact of proposed development on the historic environment of the study area. Information provided in this report is given for general guidance purposes only and is not intended to constitute a statement of the law.

- 2.6 All photocopies, Mss copies and notes, including photographs, are preserved in the project archive to be retained at BaRAS's premises at St Nicholas Church, Bristol. The study is referenced under the Bristol Historic Environment Record as BHER 25096.
- 2.7 A digital copy of the report is to be submitted to the National Monuments Record (NMR), Swindon, and uploaded to the English Heritage *Online Access to the Index of Archaeological Investigations* (OASIS) website under the reference bristola1-119826. A brief summary of the present work will be published in a local journal and the BaRAS website.

3. HISTORICAL CONTEXT & CARTOGRAPHIC EVIDENCE

General

- 3.1 In the Anglo-Saxon period the area now covered by Shirehampton was part of territory known as ‘Westbyrig’ (Westbury), first mentioned in a charter dating from the late eighth century in which Offa King of Mercia, granted lands to Worcester Cathedral. The name Shirehampton was supposedly recorded as *Scearamtone* in AD 855, by William of Malmesbury writing in the 13th century, however this is unproven. The name was suggested to have derived from Old English *Scearnig*, meaning ‘dirty’ and *ham-tun*, meaning ‘homestead’ (Smith, 1964, 132).
- 3.2 Prior to the Norman Conquest (AD 1066), a Benedictine Priory associated with Worcester Cathedral held Westbury-on-Trym, which was then part of Brentry Hundred (later renamed Henbury Hundred), in Gloucestershire (Smith 1964, 126). Following the Conquest the manorial lands of Westbury, which included Shirehampton, continued to be held by the Diocese of Worcester. In other 13th-century references the name was recorded as *Hampton*. In the 14th and 15th centuries it was also recorded as *Sherneyhampton*, the form *Sherehampton* first occurred in 1486 (ibid).
- 3.3 At the Dissolution of the Monasteries the manorial lands of Westbury were surrendered to the Crown c.1544. In the same year the manor and estates of Westbury were granted to Sir Rafe Sadleir, described as ‘one of the largest land-grabbers of the time’. By 1551 the name Shirehampton (variant *Shyre-*) was being used although *Sherehampton* was also common through to 1666 (Smith, 1964 132).
- 3.4 Rudder (1779,803) states that the manor of Shirehampton was granted to Thomas Mallet c.1566. In the 1608 Men and Armour survey of Gloucestershire (Smith 1980, 219-220) the Manor of Shirehampton is recorded as being under the joint lordship of Sir Ralph Sadler, Sir John Mallet and a Mr Lewis. By 1634 the manor was in the possession of one George Lewis. Neither Atkyns (1712) nor Rudder (1779) recorded who was lord of the Manor at their respective times of writing and it is possible that the Manor had already lapsed. The area of Shirehampton was favoured by the privileged classes and this attracted the money for construction of first-rate houses. It was during the 18th and 19th centuries that Shirehampton developed from a small hamlet community to a fully developed fashionable village suburb of Bristol.
- 3.5 The stretch of the River Avon immediately south-east of the study area is known as ‘Hung Road’, recorded as such since the early 15th century, named after the practice of ships waiting here for the tide to change before sailing, or being towed, up to Bristol Docks. The slipway adjacent to the study area was the site of a ferry crossing of great antiquity connecting Shirehampton with Crockerne Pill on the opposite bank of the Avon (Thomas 1983, 62). This crossing point between Gloucestershire and Somerset was in use until 1974, when the M5 Avonmouth Bridge was opened.

Historical & Cartographic Background

- 3.6 The earliest detailed map that includes the study area dates from 1693 and shows a shape, which may be a building, just discernible on the eastern side of an inlet (**Fig.4**). This inlet is annotated *Here King William Landed Septemb^r 6th 1690*, this text refers to the return of William of Orange from his military campaign in Ireland.
- 3.7 The term ‘Passage’ is a local historical description referring to a ferry. Passage Leaze was the name given to a large field on the approaches to the ferry. It is first recorded in 1711 as a “*close called Passage Leaze*”, but had been divided into Lower, Middle and Upper Passage Leaze in an undated 18th-century survey.

- 3.8 From the known sources concerning the early history of the study area it is likely that a ‘ferry house’, which would have functioned as an Inn for people crossing the Avon at Pill, may have been established here from the later 17th- to early 18th-century, fronting the lane to Shirehampton. Sometime in the 1750s or early 1760s a Bristol tradesman called Joseph Swetman, who made his fortune by supplying oil lamps for street-lighting in several Bristol parishes, constructed a new wing adjoining the old ferry house and facing the river. The combined buildings came to be known, quite aptly, as ‘Lamplighters Hall’ but whether this was attributed by Joseph Swetman is unknown. The property evidently continued in use as a hostelry and was referred to as “*the Old Passage House (now built new by Mr Swetman)*” in the 1760s.
- 3.9 An advertisement in the *Bristol Journal* of 17th December 1768 offered to let ‘*The Public House at Passage Leaze opposite Pill commonly called Lamplighter’s Hall*’. Ann Chadwell, formerly the landlady at another Shirehampton Inn, The George, took over The Old Passage House in February 1769 and in that year the location of the *Lamplighter’s Hall* was marked on Donn’s map of Bristol. In 1772 the property was up for sale and described as “*some time the estate of Joseph Swetman, tinman of Small Street, deceased*” (Latimer, 1893, 389). The location of Lamplighter’s Hall was marked on Isaac Taylor’s map of 1773 although no detail of the property was shown (**Fig.5**). The adjacent fields to the east are labelled as *Brickyard* on this map. The Lamplighters was ideally situated for passengers travelling to and from ships on the River Avon and the ferry to Somerset. In 1782 a return coach service was introduced from the Bush Inn, Corn Street in central Bristol to the Lamplighters Inn.
- 3.10 An ink-wash drawing dated 1788 shows the main buildings of the study area from the north-west, at the height of its prosperity. The frontage of the old ferry house with an adjoining kitchen block and Swetnam’s additional building is shown from an angled view, with some artistic licence. Bordering the property is a low precinct wall leading towards a possible gazebo just visible in the middle distance and rows of newly planted lime trees faced the river (**Fig.6**). The Lamplighter’s became a popular destination for touring parties and there are several accounts of its popularity in the late 18th and early 19th centuries (Thomas 1983, 161).
- 3.11 Deeds held in Gloucester Record Office contain Abstracts of Title for mortgages secured against the *Passage Inn* (Lamplighters Hall), dating from 1797 and 1819 (GRO D2957/19919/174; /233). These have no accompanying plans but give a general description of the property, which included gardens, coach house and stables and a plot of land. There are numerous plans dating from the late 18th to early 19th century on which the Lamplighters Hall is depicted, but mostly just as a named location or as a general L-shaped group of buildings without any fine detail.
- 3.12 An undated, 19th-century plan of the Shirehampton riverbank has the location of a ‘*coal wharf*’ shown to the west of the study area (BRO Plan Book C 159e). The owners and occupiers of the study area are listed in a survey book accompanying Sturge’s 1825 parish map of Westbury-on-Trym and the apportionment of the 1840 Shirehampton tithe-commutation map (note that Shirehampton became an independent tithing from Westbury-on-Trym in 1844). The 1825 plan shows the property, numbered *1341*, at that time comprised two land units, the northernmost of which extended to include two smaller dwellings further along Passage Road. In the tithe apportionment the property is described as ‘*Lamplighters Hall, yard, garden, offices*’, no further detail was given on the tithe map although the two land units were at that time numbered together as *169a* (**Fig.7**).
- 3.13 An advertisement on the 26th October 1844 in the ‘*Bristol Mercury*’ for the sale of the ‘*Passage House or Lamplighter’s Hall*’ mentions ‘*Outbuildings, yard, backside and garden adjoining*’, the two other ‘*cottages*’ associated with the property were also sold off. So established was the Inn that even the name of Passage Road had changed to Lamplighter’s Hall Road by 1847. Following the opening of Shirehampton Railway Station in 1865 the name changed again to Station Road.

- 3.14 By the time of the 1894 published edition Ordnance Survey plan the land associated with the *Lamplighters Hotel*, as it was then known, lay within the present boundaries of the study area. The 1894 plan is the first to show details of the gardens, which were divided in two apparently as they had been since 1825 and outbuildings positioned around the yard to the north (rear) of the Lamplighters Hotel. A detached outbuilding fronted Station Road (**Plate 7**) together with a relatively large L-shaped building, which occupied the north-west corner of the study area. A third outbuilding stood opposite the yard entranceway against the border with the gardens (**Plate 8, Fig.8**). A pathway followed the south-eastern border of the gardens to a detached dwelling called *Avon House*. The possible gazebo structure, shown on the drawing of 1788, was still in existence in the south-east corner of the gardens.
- 3.15 In 1904 Shirehampton was brought within the City of Bristol boundaries, the Ordnance Survey plan of that date showed that the third outbuilding adjoining the gardens had been extended to the south-west so the yard area was almost fully enclosed (this new building was a purpose-built skittle alley), greenhouses were present in the northern garden plot and the 18th-century gazebo structure had gone (**Plate 9, Fig.9**). Black and white photographs from the early decades of the 20th century show various views of the Lamplighters Hotel, with and without a rendered frontage. The 1916 edition OS plan showed no significant changes to the study area layout, which remained unchanged for some time.
- 3.16 Vertical aerial photographs taken by the RAF from 1946 to 1963 incorporating the study area, catalogue the changes that took place to the buildings and adjoining land in this period. A photograph taken 13th June 1947 shows the northern garden under cultivation and the buildings as they were before the major alterations of the mid 1950s. To the north of the study area Nos. 84-90 Station Road had not yet been constructed and ground level to the east had not yet been raised (**Fig.10**).
- 3.17 In 1955 an application was submitted by Bristol Brewery Georges & Co. Ltd. for extensive alterations to the Lamplighters Hotel (Planning Application No. 306/55). Architects drawings accompanying the application show the location of drainage routes and the layout of the buildings before these alterations were carried out. The labelling of these drawings show that little had changed internally since the late 19th century (**Fig. 11**). The L-shaped outbuilding was demolished along with the toilet facilities formerly situated in the yard outside the main buildings (**Fig.12**). A single storey extension was constructed linking the mid 18th-century Swetnam wing of the hotel with the early 20th-century skittle alley; structural alterations were made to the cellar and to the former kitchen block of the old Ferry House, where the chimney stack was removed and ground floor window and door positions were altered (**Plate 10, Fig. 13**). The proposed alterations changed the ground floor layout to that of a modern pub (**Fig.14**).
- 3.18 In 1973 an application for further major alterations were submitted by Watney Mann (West) Ltd. (Planning Application No. 4343/73). Architects drawings show that whole lengths of historic wall fabric were removed on the ground and first floors to create open-plan public bar areas and even the cellar roof was partially opened up to create another level (**Plate 11 & Figs.15-16**). A former kitchen room and more of the yard space was enclosed. The second floors were modified but remained as living accommodation, however few original features remain (**Plates 12-13**). A 3-storey service-block, containing stairs and a food lift, was also added so the old Ferry House, the mid 18th-century Swetnam wing and the 1950s extensions would be connected on all levels. The stairs to the attic rooms above the Swetnam wing were partially truncated by the service block, consequently this space could only be used for storage (**Plates 14-16**) and the skittle alley eventually went out of use (**Plate 17**). The 1973 application included a car park, for the first time in over two hundred years the gardens were encroached upon and new access was created through the avenue of lime trees (**Plate 18, Fig.17**).

3.19 Subsequent planning applications associated with the study area were for signage for the public house and pollarding of the Lime trees. The Lamplighters Pub closed in 2010 and has remained vacant to the present day.

4. ARCHAEOLOGICAL EVIDENCE

General

- 4.1 There is evidence for human presence in the Shirehampton area in prehistoric times. A significant quantity of chipped-stone objects (handaxes) datable to the Palaeolithic period have been recovered at numerous localities. Fragments of pottery and a sandstone disc dating to the Romano-British period have been found at St Bernard's Road c.600m north-east of the study area.
The Lamplighter's slipway is in the location of an ancient crossing point of the River Avon and the route of Station Road is also of considerable antiquity.
- 4.2 No previous archaeological work has been undertaken on the study area. No evidence has been found for any of the following on the study area:
- a. Scheduled monuments;
 - b. Important hedgerows;
 - c. Historic battlefields;
 - d. Registered parks or gardens;
 - e. Ecclesiastical establishments or places-of-worship;
 - f. Burial grounds (in use or disused).

Bristol Historic Environment Record

- 4.3 A trawl of the BHER revealed no Event entries within the study area (**Fig.2**). There are two Monument entries, one for the Lamplighters Hall (1872M) and another for a coal wharf (2008M) shown on an undated 19th-century map, located slightly to the west of the study area (**Fig.3**). The next nearest entry is for the former Custom House on the opposite bank of the Avon (2009M).

Aerial Photographic Evidence

- 4.4 Vertical aerial photographs from 1946 to 1997 show changes occurring in and around the study area over a fifty year period. No significant archaeological features are visible within or close to the study area.

Built Environment of the Study Area

- 4.5 The first development of the study area for buildings of major proportions appears to have been the construction of a Ferry House, possibly in the late 17th or early 18th century. This building was subsequently extended in the mid 18th century and extensive additions and alterations have taken place to these structures in the 20th-century, including demolition down to ground level of an 18th-century gazebo at the south-east corner of the site and an L-shaped outbuilding removed in the 1950s (see §3.14, 3.17 - 3.18). The existing buildings retain varying degrees of their original external and internal appearance/character. (**Plates 1-18 & Cover**). A general phasing plan for the buildings is given (**Fig.18**).
- 4.6 The evidence examined suggests that the eastern portion of the study area comprised undeveloped land during periods for which documentary sources are available. Consequently, any buried features or deposits of archaeological interest that may survive have probably suffered minimal disturbance. The riverine situation of the study area is also a factor in terms of assessing its possible archaeological importance.

5. DISCUSSION

- 5.1 The evidence examined indicates that the study area was developed possibly as early as the late 17th century, as a wayside Inn serving the travellers using the nearby ferry and slipway. Although many alterations have taken place, the existing buildings are considered to have local architectural-historical significance, some group-value for the buildings can also be suggested.

Extant Burial Environment of the Study Area

- 5.2 While the burial environment of the study area will have suffered disturbance due to construction and related activities, it is possible that intact archaeological features/ and/or deposits and/or finds are present.

6. CONSULTANT'S ADVICE

- 6.1 In view of their historic, archaeological, architectural or artistic interest they hold for the historic environment, *Planning Policy Statement 5 (PPS5)* (DCLG 2010) recognises the significance of heritage assets. Heritage assets are considered to comprise a fragile and non-renewable resource and are, therefore, a material consideration in the decision-making process for planning applications.
- 6.2 In order to contribute to our knowledge and understanding of the past, PPS5 emphasises the UK Government's objective of ensuring that opportunities are taken to capture evidence from the historic environment and make this publicly available, particularly in the case where heritage assets will be harmed or lost. The present desk-based assessment has highlighted the archaeological potential of the study area, which incorporates extant Grade II listed buildings considered to be of some historical/architectural interest and are also situated within the Shirehampton Conservation Area. (designated 1975).
- 6.3 The nature of the burial environment of the study area (see §5.2) is generally unknown and may incorporate features and/or deposits and/or finds of historic/archaeological interest. *PPS5* (HE6.1) requires that land which is deemed to have archaeological potential that cannot be fully assessed by desk-based methods should be subjected to a field evaluation in the first instance (which might include geophysical survey or other methods).
- 6.4 A number of architectural documents of the 1950s and 1970s have been identified but these are not considered to comprise a comprehensive record of the buildings.
- 6.5 *PPS5* (HE12.3) states that where the loss of the whole or a material part of a given heritage asset's significance is justified (in the present case, this would be in order to permit development to proceed), the local planning authority should use planning conditions, or obligations, to ensure appropriate offsetting for the loss. This includes ensuring that a developer is required to record and advance understanding of the heritage asset before it is harmed or lost. With heritage assets there will, nevertheless, always be a presumption in favour of preservation *in situ*.
- 6.6 *Supplementary Planning Document 7* (BCC 2006) and Bristol City Council Local Plan Policy B22 also stipulate that the conservation of the archaeological resource should be the primary goal of archaeological resource management and a material consideration in the planning process.
- 6.7 In the case of the present study area, the built environment includes heritage assets that would warrant consideration of their significance, including possible group value and/or setting (EH 2011[b]) and/or historical views (EH 2011[a]), before they are removed or disturbed. The

same applies in relation to the proximity of the study area to the Grade II Listed buildings of Nos 103-107 Station Road.

- 6.8 Similarly, it is also a requirement that any heritage assets within the burial environment of the development area that may be disturbed are understood and recorded before they are removed.
- 6.9 With regard to §6.1-6.8 above, it is advised that any further historic environment recording programme deemed necessary would be in accordance with a brief provided by the City Archaeologist.

7. REFERENCES & WORKS CONSULTED

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BL MS 15540 f.93

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BRO AC/WO/12/81 Passage Leaze 1720-31, endorsed 1734

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GRO D2957/199919/233 – Westbury-on-Trym Abstract of Title 2nd Jan 1819

Architectural Drawings

Application No. 306/55 – Structural alterations at the Lamplighters Hotel (BCC Planning Dept. Brunel House).

Application No. 4343/73 – Alterations and improvements at the Lamplighters Hotel (BCC Planning Dept. Brunel House).

8. ACKNOWLEDGEMENTS

Bristol and Region Archaeological Services wish to thank the following for their help and advice: Matt Moody, Pete Insole, Archaeological Officer for Bristol City Council; Staff of the Bristol Central Library; Staff of the Gloucester Record Office; Staff of the Bristol Record Office; Staff of Brunel House (BCC).

This report was compiled by Andy King and produced by Ann Linge.

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: Summary of Historic Environment Record Trawl (See **Figs. 2 & 3** for location of entries)

BHER No.	Description	Comments
Monuments		
1872M	Lamplighters Hall north (sic) of Shirehampton Railway Station	Entry for the study area
2008M	Coal Wharf below Lamplighter's Hall	Shown on one undated, 19th-century map
2009M	Custom House c. 1840s on east bank of Crockerne Pill	Visible 211m south of the study area
Events		
23771	Fragment of a Neolithic stone axe found at Shirehampton	Unknown location, find date unknown

APPENDIX 3: Results of air-photograph search (NMR)

ENGLISH HERITAGE – NATIONAL MONUMENTS RECORD – AIR PHOTOS LIBRARY

Summary report for vertical coversearch

Date: 22-Feb-2012

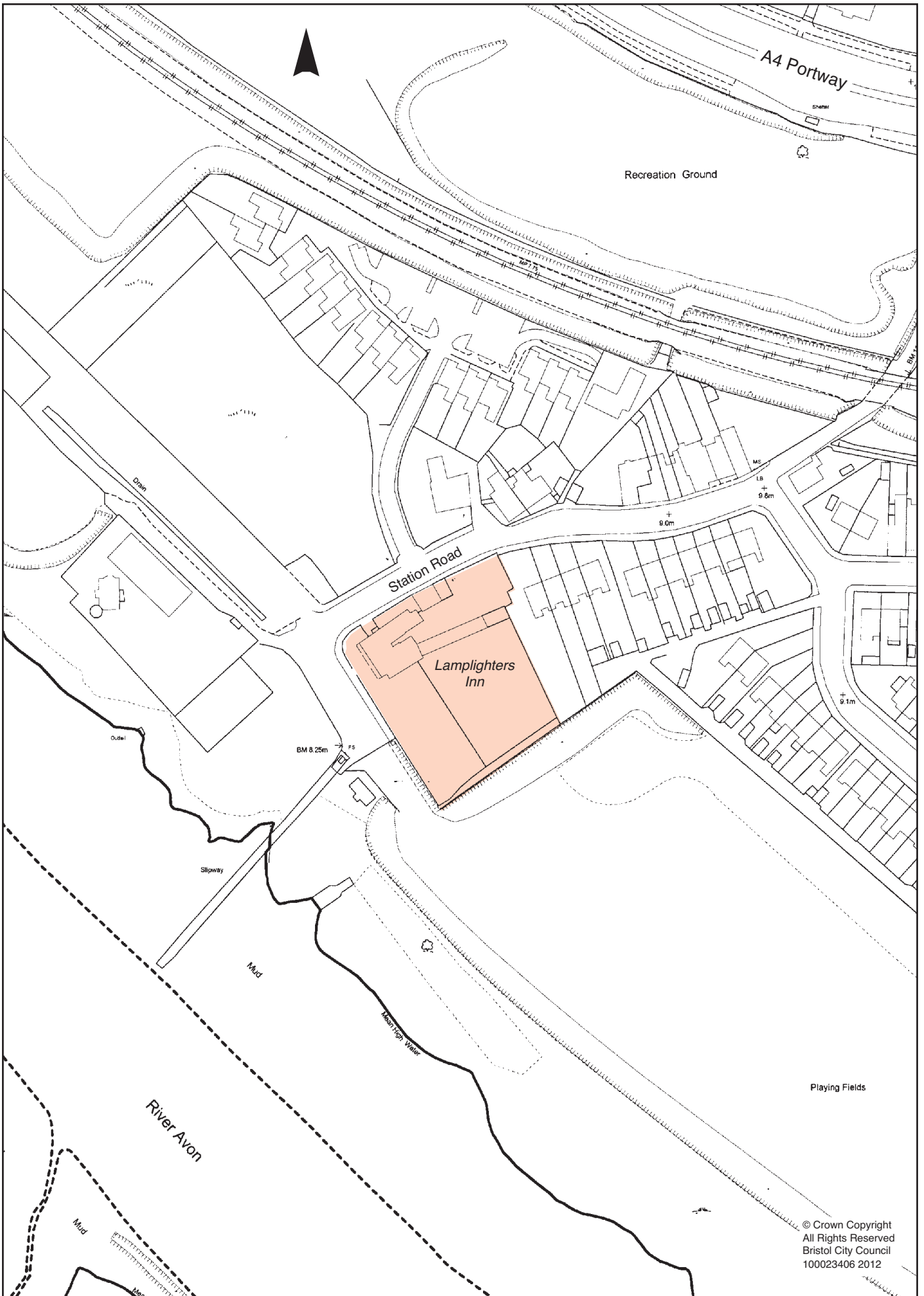
Customer Enquiry Reference No. 67650

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RAF/106G/UK/1288	234	Vp2	5345	P	ST 524 764	13	25 MAR 1946	A	6500	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1288	234	Vp2	5346	P	ST 528 764	13	25 MAR 1946	A	6500	14	Black and White 8.25 x 7.5	NMR
RAF/106G/UK/1401	289	Vp2	5140	P	ST 524 762	8	11 APR 1946	A	4800	12	Black and White 8.25 x 7.5	MOD
RAF/106G/UK/1401	289	Vp2	5141	P	ST 528 762	8	11 APR 1946	A	4800	12	Black and White 8.25 x 7.5	MOD
RAF/CPE/UK/1869	526	RP	3030	P	ST 536 765	3	04 DEC 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1869	526	RP	3031	P	ST 528 764	3	04 DEC 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/1869	526	RP	3032	P	ST 520 764	3	04 DEC 1946	AB	9840	20	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2026	622	V	5068	P	ST 524 761	3	26 APR 1947	A	4800	14	Black and White 8.25 x 7.5	NMR
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RAF/CPE/UK/2157	679	V	5187	P	ST 528 764	6	13 JUN 1947	A	5000	14	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2251	729	V	5020	P	ST 526 761	2	23 AUG 1947	A	5200	14	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2251	729	V	5021	P	ST 529 761	2	23 AUG 1947	A	5200	14	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2251	729	V	5035	P	ST 526 766	3	23 AUG 1947	A	5200	14	Black and White 8.25 x 7.5	NMR
RAF/CPE/UK/2251	729	V	5036	P	ST 530 766	3	23 AUG 1947	A	5200	14	Black and White 8.25 x 7.5	NMR
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RAF/543/2332	2166	1F22	104	P	ST 521 758	50	26 JUL 1963	AB	10100	36	Black and White 8.25 x 7.5	MOD
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RAF/543/2332	2166	1F22	106	P	ST 534 758	50	26 JUL 1963	AB	10100	36	Black and White 8.25 x 7.5	MOD
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RAF/540/1530	2842	F21	410	P	ST 528 765	6	11 FEB 1955	AB	5000	36	Black and White 8.25 x 7.5	MOD
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MAL/69005	5401	V	127	P	ST 530 765	8	25 JAN 1969	A	5000	6	Black and White 9 x 9	NMR

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OS/60068	11611	V	40	P	ST 525 769	2	AUG 1960	AC	7775	12	Black and White 9 x 9	NMR
OS/60070	11612	V	44	P	ST 523 761	2	16 AUG 1960	AC	7775	12	Black and White 9 x 9	NMR
OS/60070	11612	V	45	P	ST 524 767	2	16 AUG 1960	AC	7775	12	Black and White 9 x 9	NMR
OS/69294	11620	V	64	P	ST 525 758	8	28 JUN 1969	A	7100	12	Black and White 9 x 9	NMR
OS/69294	11620	V	65	P	ST 531 766	8	28 JUN 1969	A	7100	12	Black and White 9 x 9	NMR
OS/80156	12471	V	409	P	ST 523 761	4	12 OCT 1980	A	5300	12	Black and White 9 x 9	NMR
OS/80156	12471	V	410	P	ST 528 761	4	12 OCT 1980	A	5300	12	Black and White 9 x 9	NMR
OS/89299	13556	V	210	P	ST 526 755	9	18 JUN 1989	A	8200	12	Black and White 9 x 9	NMR
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OS/90030	13654	V	640	P	ST 528 764	10	26 MAR 1990	A	5100	12	Black and White 9 x 9	NMR
OS/96260	20751	V	125	N	ST 526 763	6	13 AUG 1996	A	5300	12	Black and White 9 x 9	NMR
OS/96260	20751	V	126	N	ST 527 767	6	13 AUG 1996	A	5300	12	Black and White 9 x 9	NMR
OS/83144	22189	V	30	N	ST 527 768	1	25 JUL 1983	A	7000	6	Infra Red 9 x 9	NMR
OS/97119	22269	V	82	N	ST 527 768	7	30 APR 1997	A	8300	12	Black and White 9 x 9	NMR
OS/97119	22269	V	128	N	ST 527 756	11	30 APR 1997	A	8300	12	Black and White 9 x 9	NMR

Total sorties 22

Total images 44



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Fig.1 Site location plan, scale 1:1500

Fig.2
Location of Bristol
Historic Environment
Record events entries



Fig.3
Location of Bristol
Historic Environment
Record monuments entries





Fig.4 Extract from Capt. Greenville Collins'1693 plan of the River Avon showing possible shape of a building in the location of the study area (BRO)



Fig.5 Extract from Isaac Taylor's map of 1773 annotated Lamplighter's Hall (BRO)



Fig.6 Samuel Hieronymus Grimm's inkwash drawing dated 1788 showing Lamplighter's Hall (British Library)

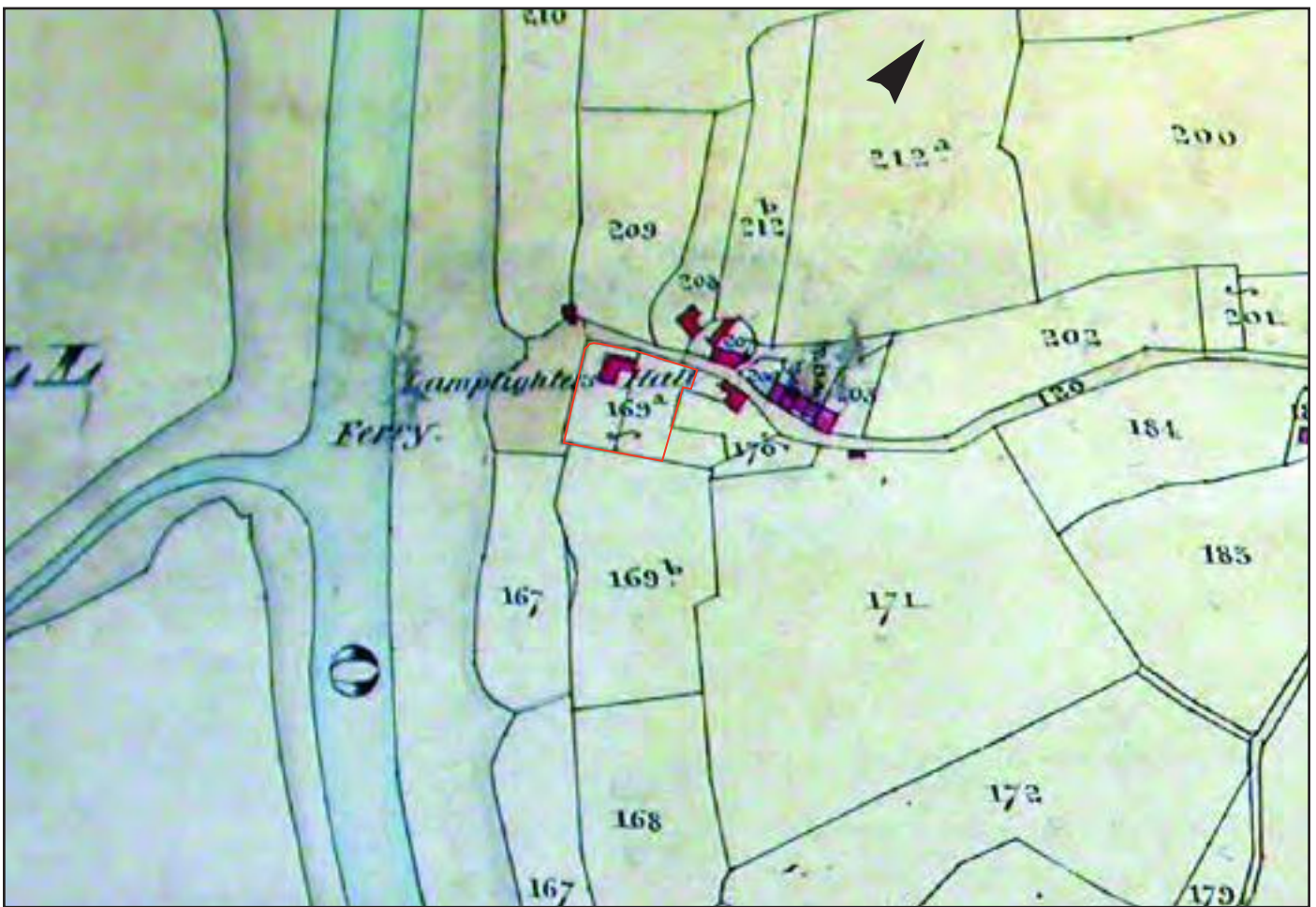


Fig.7 Detail from Shirehampton Tithe map of 1840 (BRO)



Fig.8 Extract from 1894 published edition Ordnance Survey plan, original scale 1:2500



Fig.9 Extract from 1904 published edition OS plan, original scale 1:2500

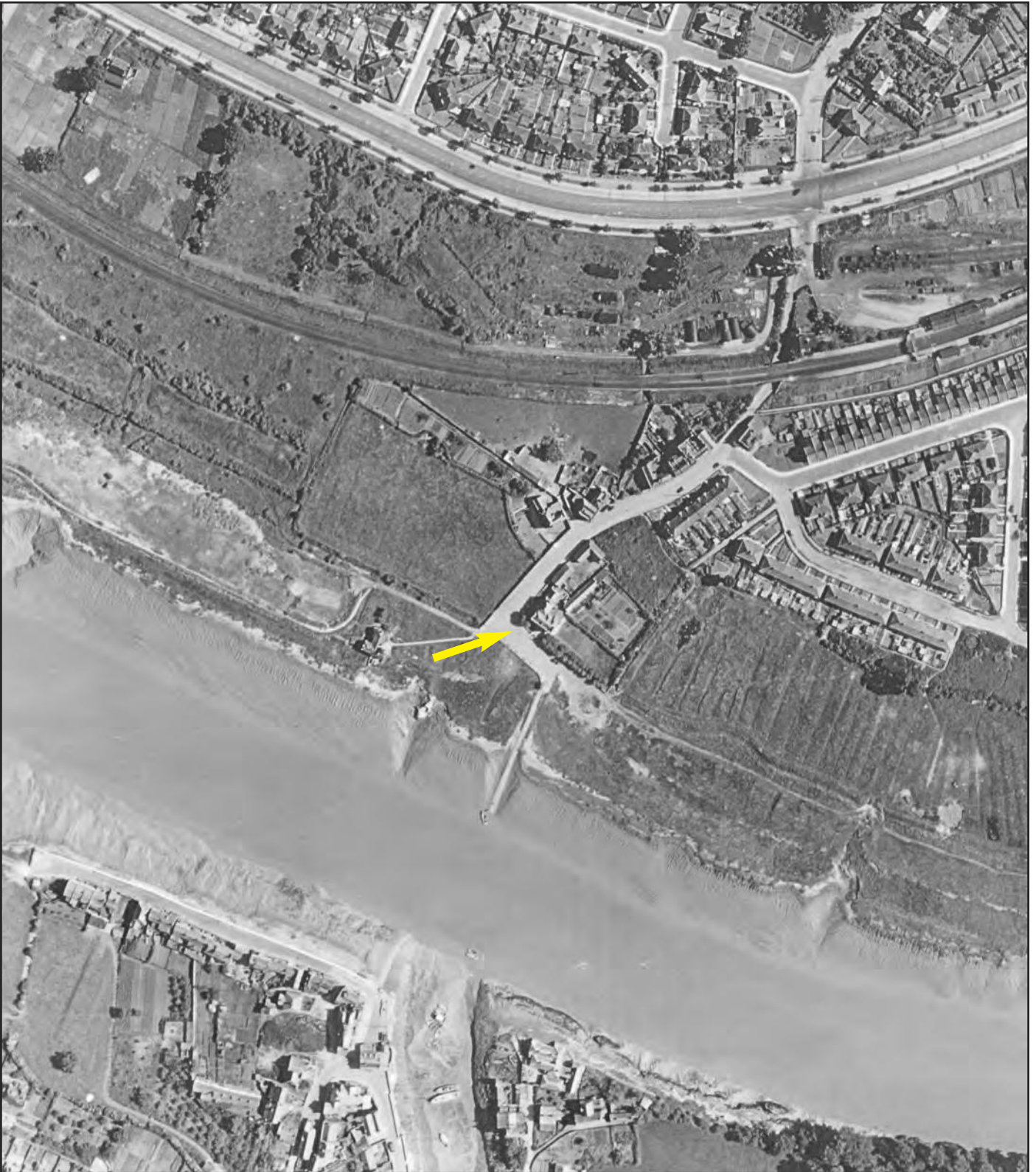


Fig.10 Vertical air-photograph incorporating the study area, taken 13th June 1947 (NMR)

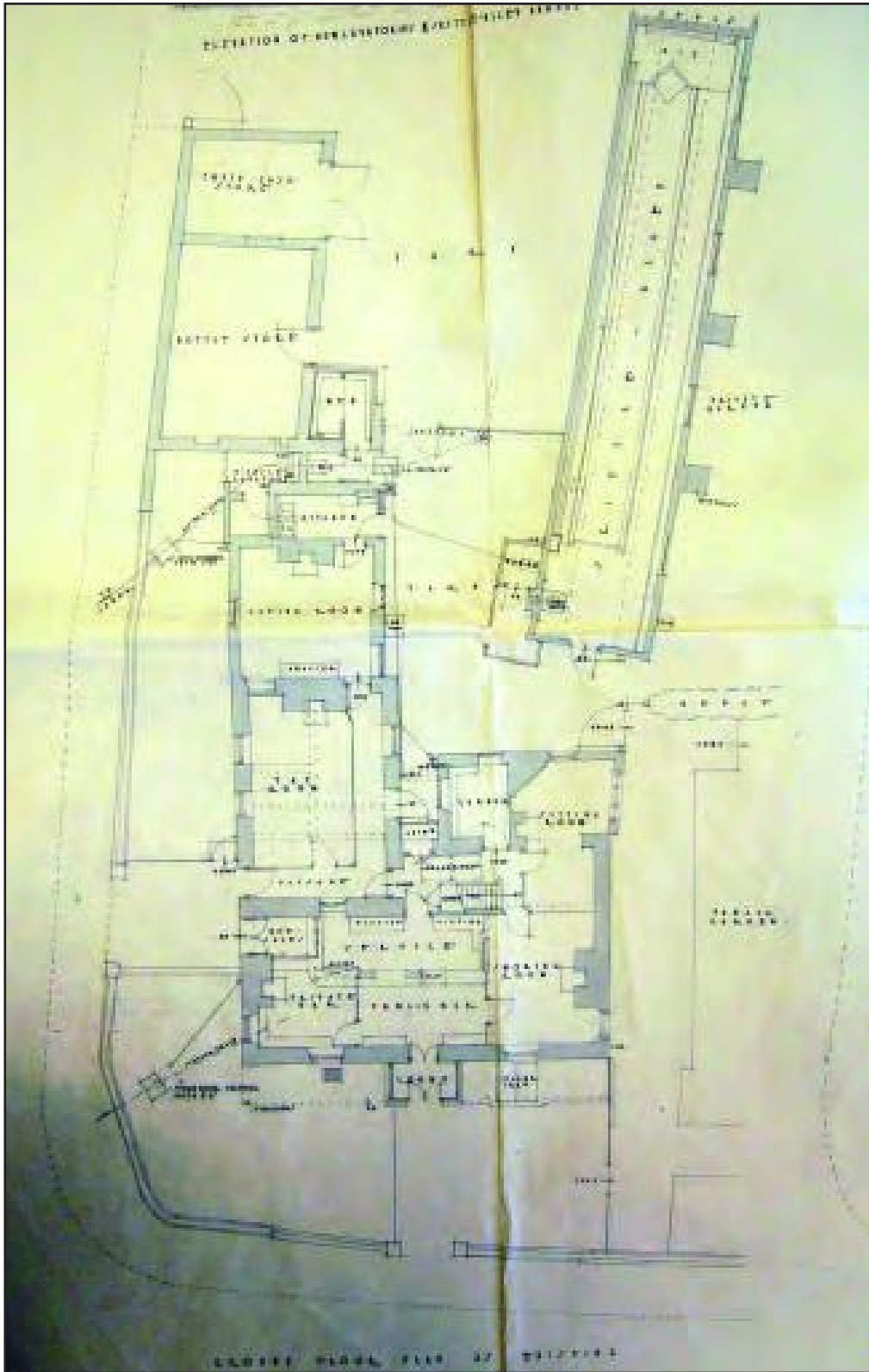


Fig.11 Architect's drawing dated 1955 showing internal, annotated detail of the Lamplighters Hotel prior to alterations (BCC)

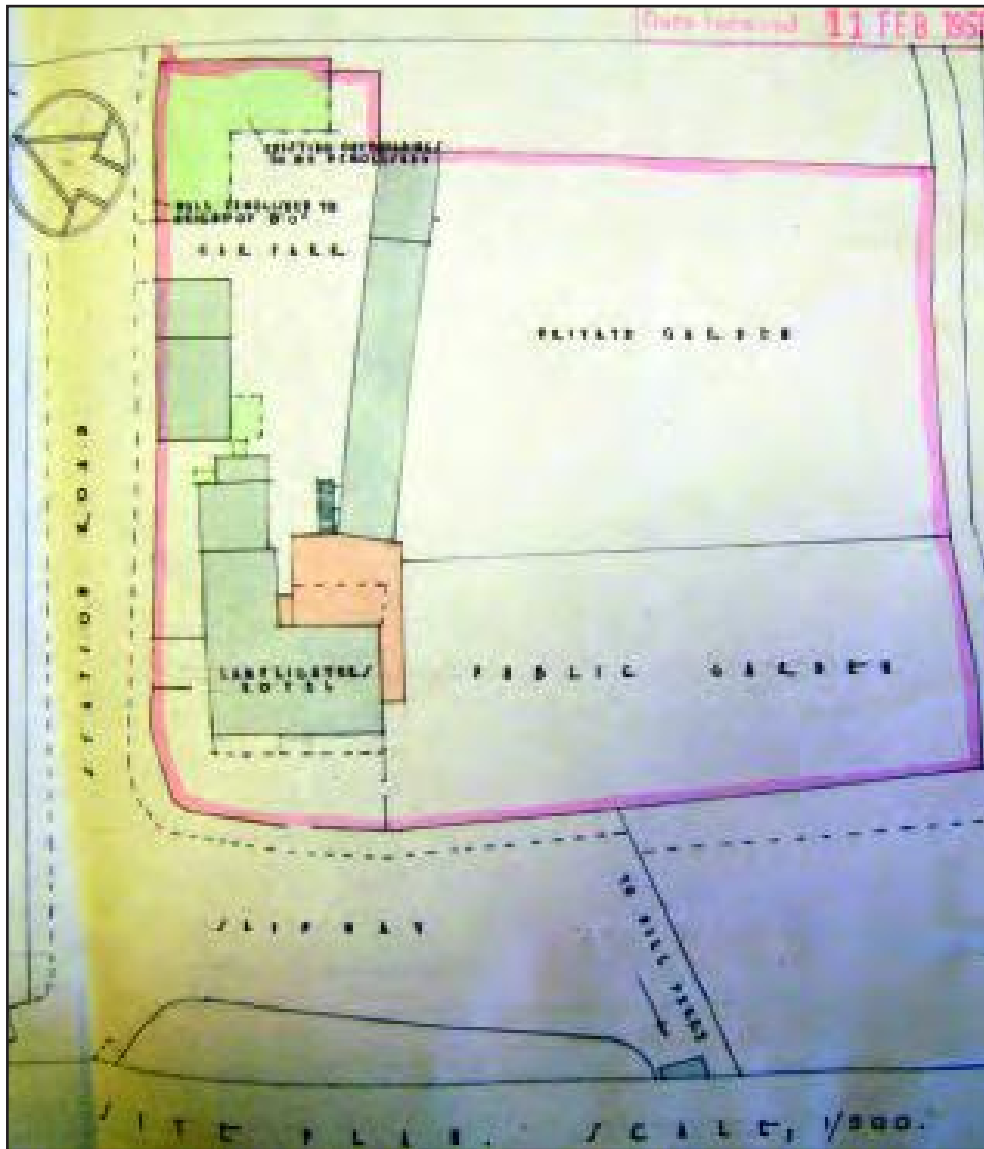


Fig.12 Architect's drawing dated 1955 showing existing layout and proposed alterations (BCC)

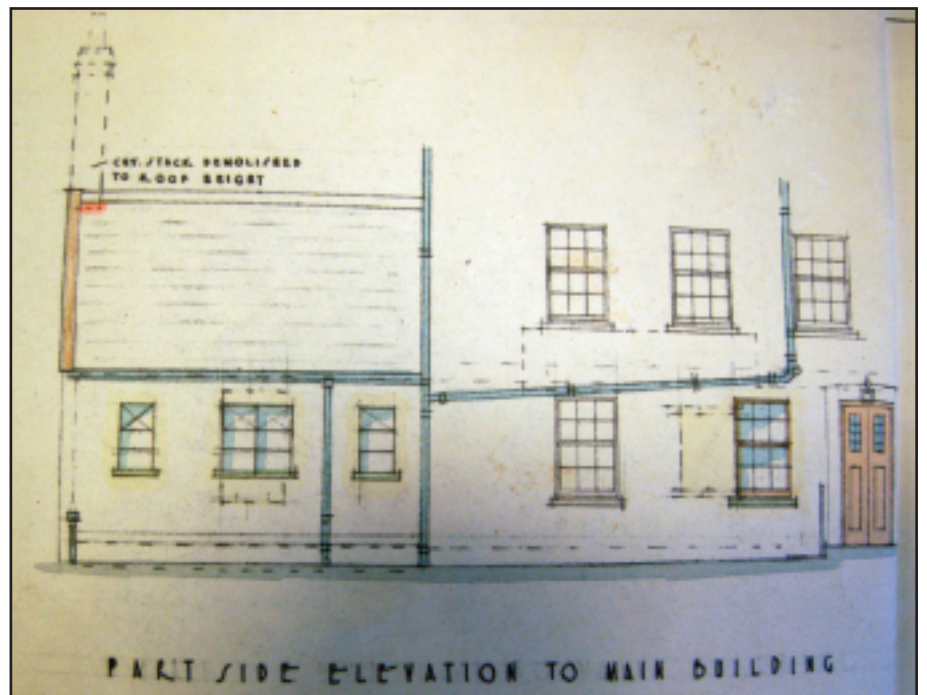
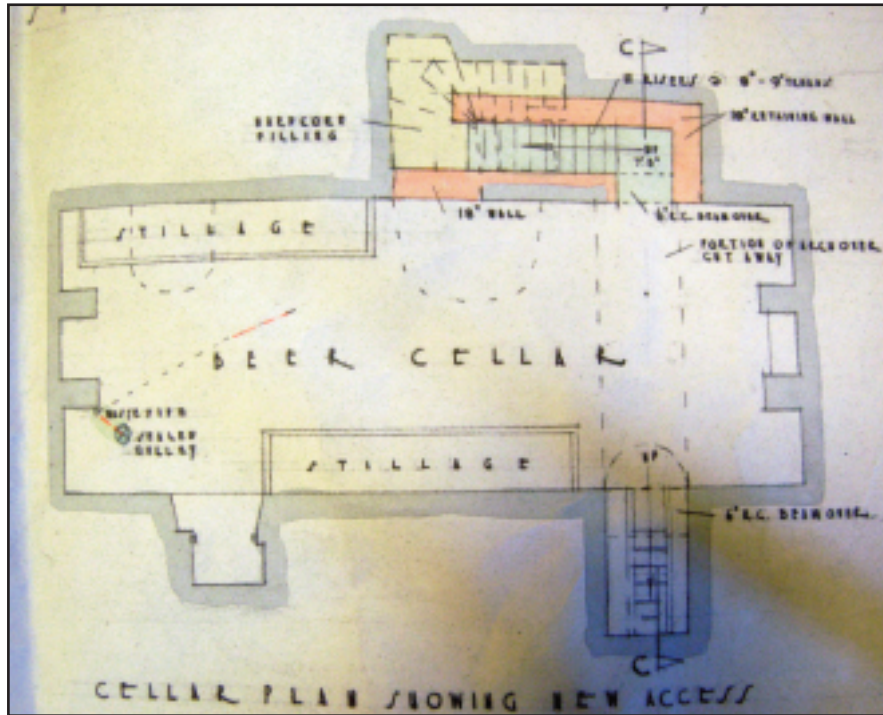
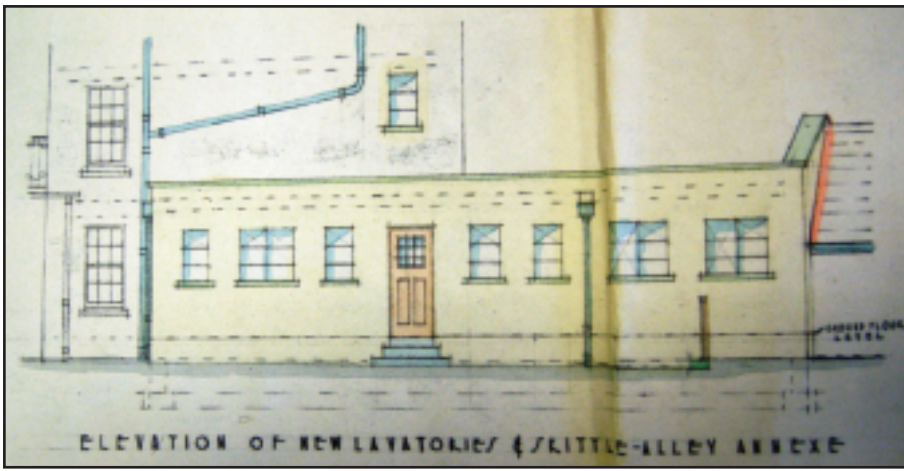


Fig.13 Architect's drawing dated 1955 showing extension to skittle alley and cellar and former kitchen block alterations (BCC)

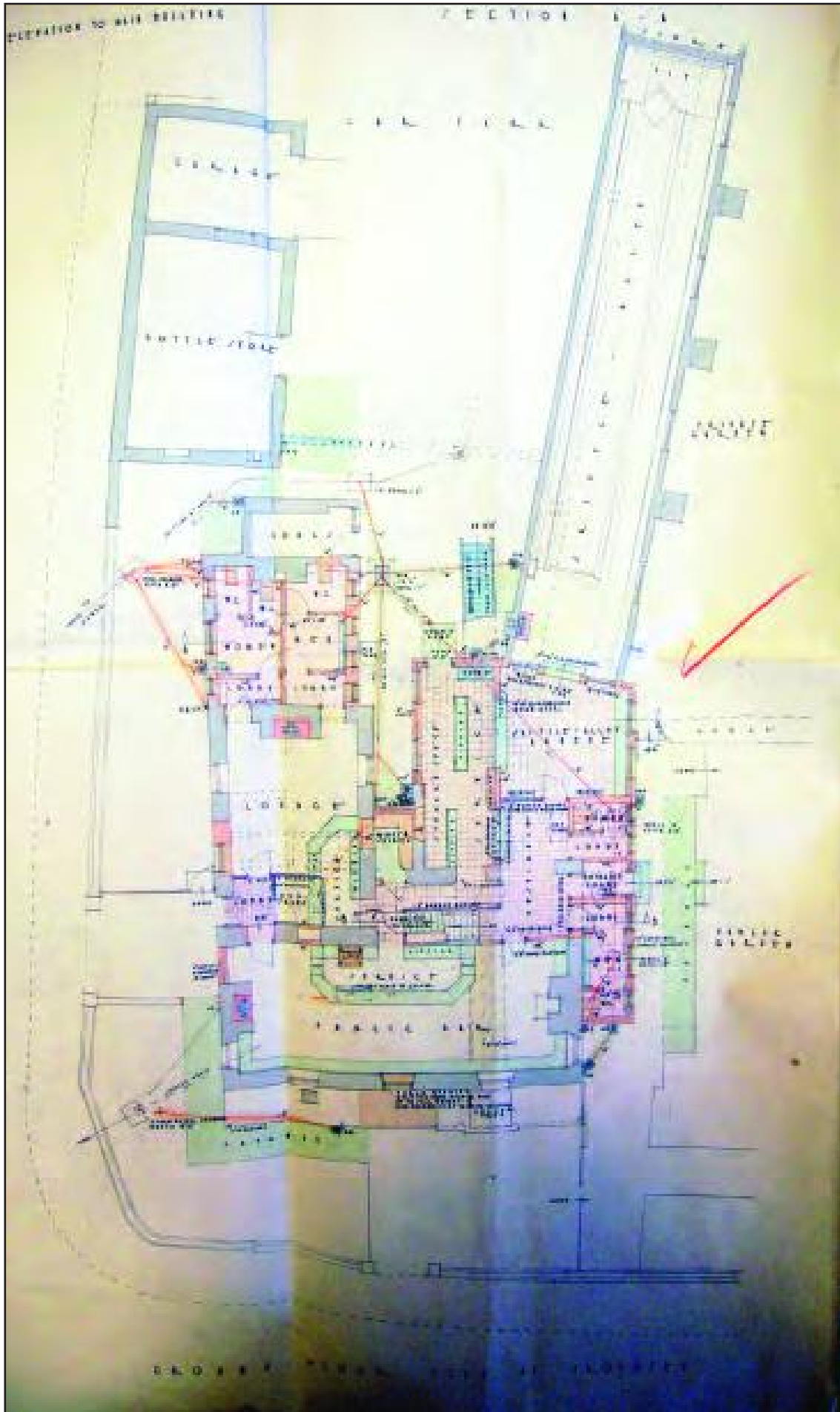


Fig.14 Architect's drawing dated 1955 showing proposed alterations to the ground-floor layout

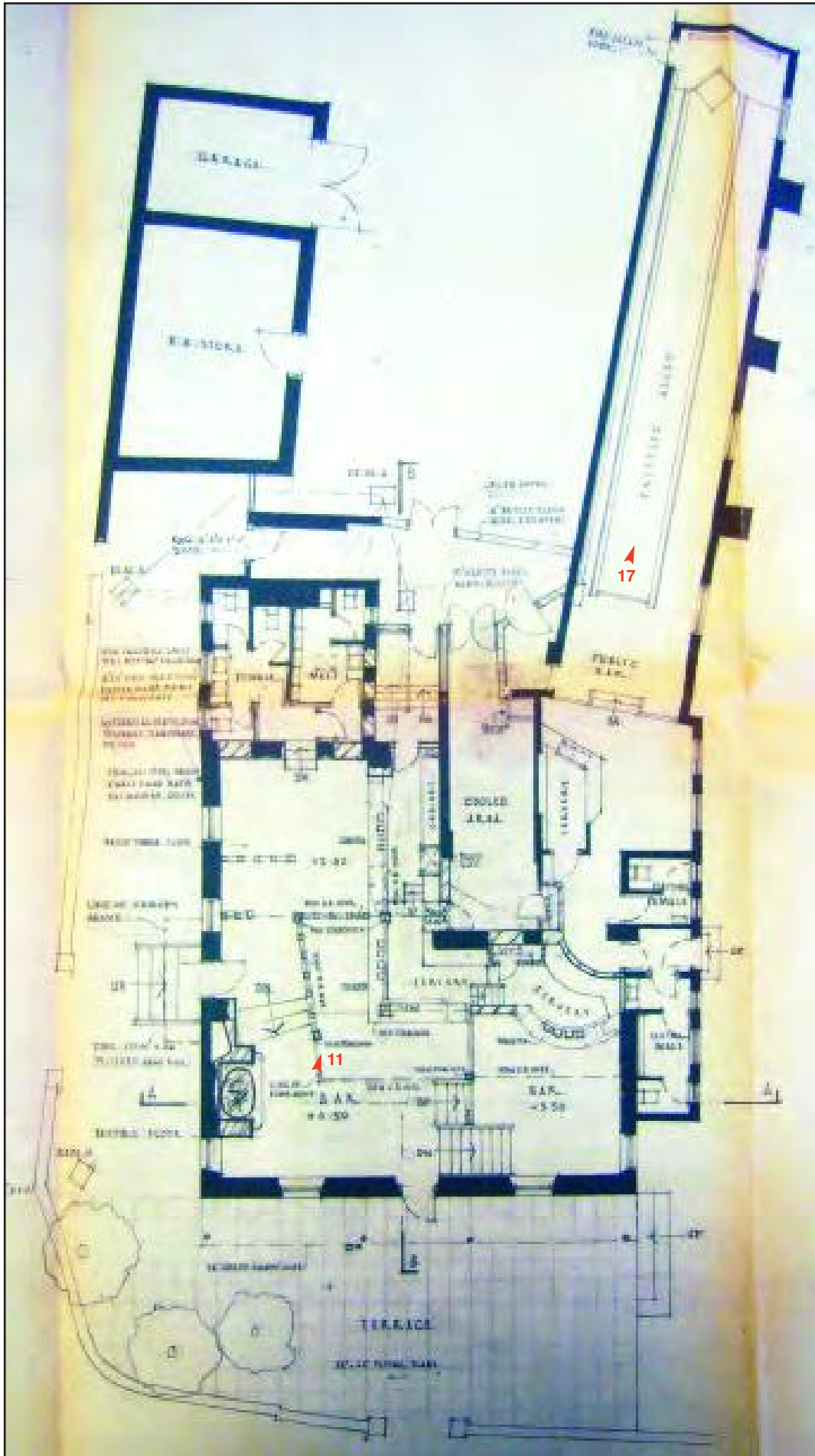


Fig.15 Architect's drawing dated 1973 showing ground-floor alterations (BCC) and plate directions

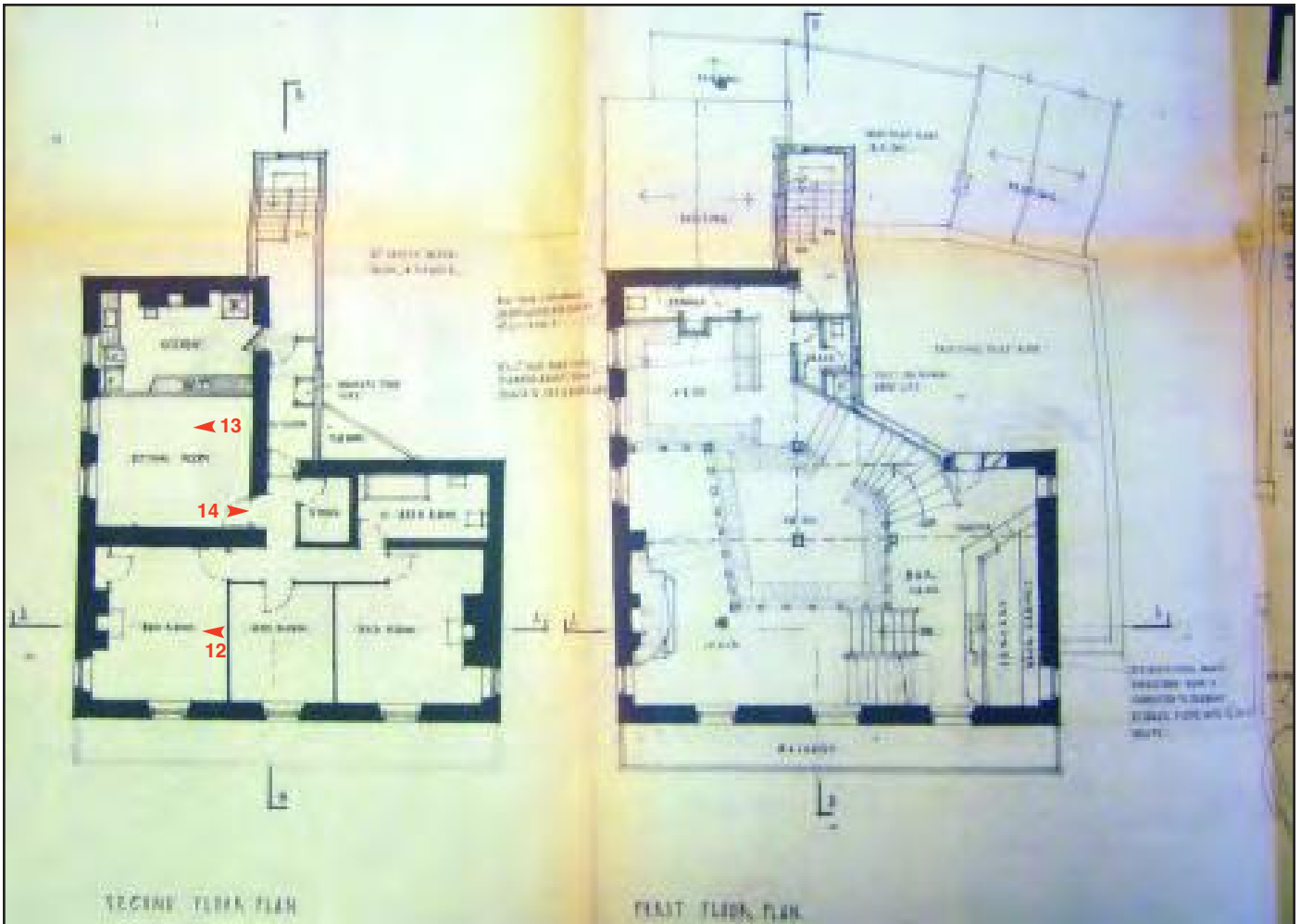


Fig.16 Architect's drawing dated 1973 showing first and second-floor alterations (BCC) and plate directions

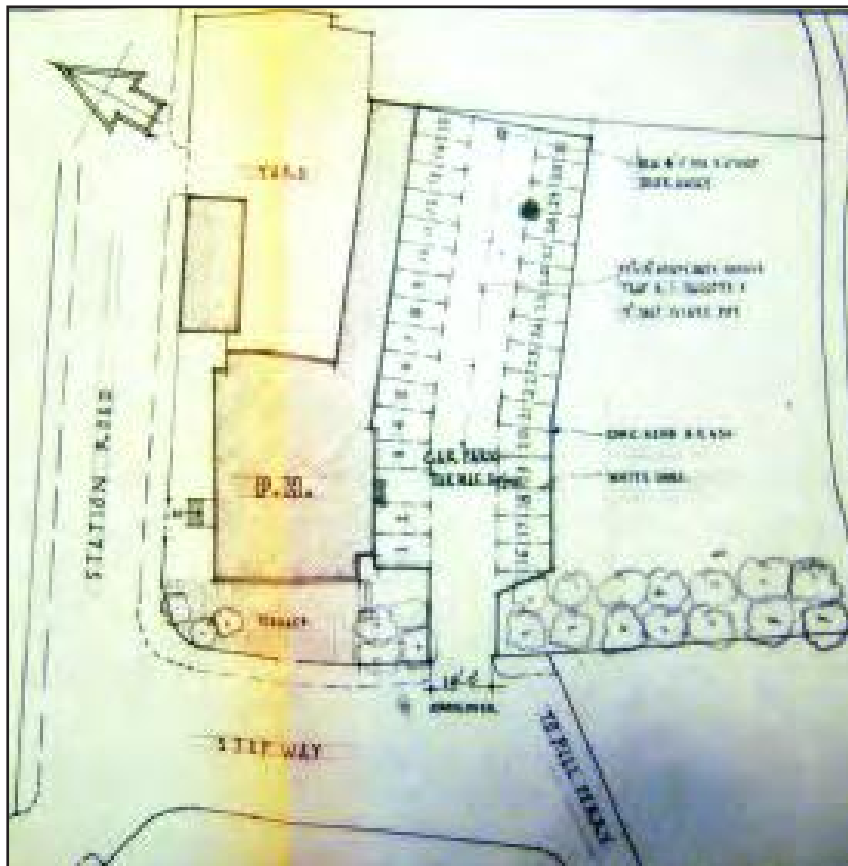


Fig.17 Architect's drawing dated 1973 showing car-parking area (BCC)

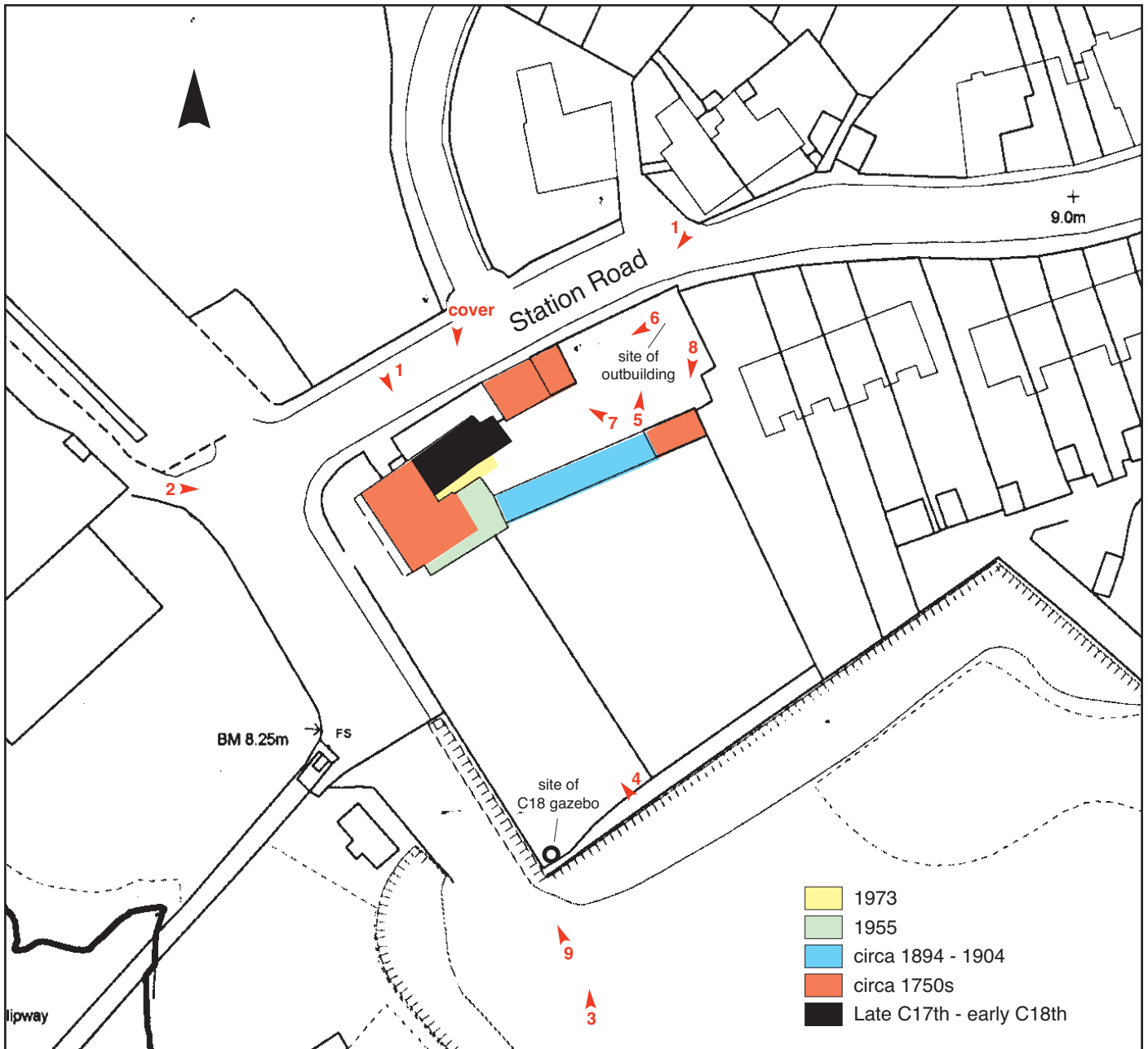


Fig.18 General phase plan of buildings with plate directions in red



Plate 1
North-west corner of study area, looking south-west towards yard entrance and Lamplighters



Plate 2
Study area, looking east along Station Road frontage, mid 18th-century Swetnam wing and Lime trees to right



Plate 3
South-east boundary of study area (route of former pathway to Avon House), looking north from playing fields



Plate 4
Looking north-west from garden area towards Swetnam wing, 1950s ground floor extension, former skittle alley and adjoining outbuilding, (1970s service-wing behind)



Plate 5
Site of L-shaped outbuilding demolished c.1955, looking north-west towards No. 105 Station Road



Plate 6
Looking south-west from yard area towards rear of Lamplighters buildings, (1970s service wing and extension in centre of photo)



Plate 7
Detached outbuilding
(inaccessible at time of
site visit) looking north-
west



Plate 8
View from yard towards
third outbuilding (original
stone walling visible to left
of frame) and adjoining
skittle alley (under blue
tarpaulin), looking south-
west



Plate 9
Site of 18th-century gazebo,
looking north-west



Plate 10
Old Ferry House frontage,
note repositioned ground
floor windows and door,
looking south-east



Plate 11
Ground floor open-plan bar
area (historic walling
removed in 1970s),
looking north-east



Plate 12
Second floor, north-west
corner room in Swetnam
wing, showing 19th-century
fireplace in-situ, looking
north-west



Plate 13
Second floor, living room in
old Ferry House, showing
window rebates, looking
north-west



Plate 14 Second floor in Swetnam wing showing stairway to
attic space truncated by 1970s service-wing,
looking south-east



Plate 15 Stairway to attic space in Swetnam wing, looking
north-east



Plate 16
Attic space above Swetnam wing, showing original roof timbers, looking north-west



Plate 17
Interior of disused skittle alley, looking north-east



Plate 18
Car-parking area, looking south-west towards access through avenue of lime trees