

Archaeological Desk-based Assessment
of
**MONTPELIER HEALTH CENTRE,
BATH BUILDINGS, BRISTOL.**
for
Montpelier Health Centre



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of
**MONTPELIER HEALTH CENTRE,
BATH BUILDINGS, BRISTOL.**

Centred on
N.G.R. ST 59148 74381

Client: Montpelier Health Centre
Agent: GVA

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Abbreviations

AD	Anno Domini	c.	Circa
aOD	Above Ordnance Datum	Km	Kilometre
BaRAS	Bristol & Region Archaeological Services	m	Metre
BC	Before Christ	NGR	National Grid Reference
BCC	Bristol City Council	NMR	National Monuments Record
BCL	Bristol Central Library	OS	Ordnance Survey
BCMAG	Bristol City Museum & Art Gallery	SMR	Sites & Monuments Record
BHER	Bristol Historic Environment Record		
BRO	Bristol Record Office		

NOTE

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May, 2012.

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SUMMARY

Bristol and Region Archaeological Services were commissioned by GVA on behalf of Montpelier Health Centre to undertake an archaeological desk-based assessment for land adjacent to Montpelier Health Centre, Bristol (NGR ST 59148 74381). It is proposed to construct a new building housing consulting rooms, a surgery and a pharmacy on the site of the current staff car park. This will entail the demolition of a 20th century weighbridge building.

The first known development on or near the study area is Terrett's Mill, which was subsequently converted into a swimming bath by Thomas Rennison in the mid 18th century. These baths played a significant part in the development of the Montpelier area and remained in use until the early 20th century, after which they were used as a builders yard. The extant walls and buildings on the study area date from this period of use. The Montpelier Health centre was built on the site of the main bath complex in 1977, however the study area itself remained in use as a builders yard until 1998 when it was converted to the current use as a car park. The archaeological potential of the study area as a whole is limited to the post-medieval period. Remains of buildings associated with the Rennison's Swimming Bath may be present in the north-west half of the study area. These buildings could however predate the use of the site as a swimming bath and may have been converted from its earlier use as a mill. There may therefore be evidence relating to the earliest development of the site, probably in the 17th century.

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1. INTRODUCTION & CURRENT USE

- 1.1 Bristol and Region Archaeological Services were commissioned by GVA on behalf of Montpelier Health Centre to undertake an archaeological desk-based assessment for land adjacent to Montpelier Health Centre, Bath Buildings, Montpelier, Bristol (NGR ST 59148 74381) (**Fig. 1**). It is proposed to construct a new building housing consulting rooms, a surgery and a pharmacy on the site of the current staff car park. This will entail the demolition of a 20th century weighbridge building.
- 1.2 The study area is situated within Montpelier, approximately 115m to the east of Cheltenham Road. It is located within the Montpelier conservation area, and in close proximity to the Cotham and Redland conservation area. There are no listed buildings within the study area, however the Old England Public House is a Grade II Listed Building and is located 20m to the north-east.
- 1.3 On plan, the study area comprises the rectangular footprint of the new building (**Fig. 1**) and is located within a cul-de-sac area set back from Bath Buildings road. The north-east flank of the study area is bounded by the existing health centre building and associated visitors parking, beyond which is the Old England Public House. To the south-east of the study area is more visitor parking and the entrance to the cul-de-sac off Bath Buildings. The south-west and north-west flanks of the study area are bounded by the remaining staff car park, beyond which is a works complex that originated in the 19th century.
- 1.4 The study area consists of part of the staff car park for the adjacent health centre, within which is also a weighbridge and associated building (**Cover**). The north-east side of the study area is defined by a brown brick wall approximately 3 m high, constructed in English bond, with an area of soft planting between the wall and the tarmac surface of the car park (**Plate 1**). The weighbridge building is constructed from similar bricks in Flemish bond, with a hipped tiled roof, and measures approximately 7m by 3.5m and 5m high (**Plate 2**). The interior of the building comprises two rooms, the smaller with a ceramic tiled floor, loft hatch, exterior door in the north-west elevation and doorway to the south-east into the second larger room. This has a wooden suspended floor within which is a square wooden hatch (**Plate 3**), another exterior door in the north-east elevation, and contains a set of cast iron scales associated with the weigh bridge (**Plate 4**). The lettering on the scales reads 'Charles Ross Ltd. Makers, Sheffield'. The space beneath the floor accessed by the wooden hatch is 1.7m deep and houses a metal lever that is connected to the scales and presumably the weighbridge. The weighbridge (**Plate 5**) itself measures 2.75m by 5.75m and comprises two cast iron plates each measuring 2.4m by 2.7m with four lengths of cast iron around the sides. The plates each bear lettering which reads 'Ashworth, Ross & Co ltd, Dewsbury, To Weigh 20 tons' while the side strips have ones which read 'Charles Ross Ltd. Makers, Sheffield'. Both the boundary wall, the weighbridge and the weighbridge building are mid 20th century in date and associated with the builders yard which occupied the site until the 1990's. The Montpelier Conservation Area Character Appraisal (2008, map 10) identifies the weighbridge building as an Unlisted Building of Merit.
- 1.5 Just to the south-west of the study area beneath the tarmac runs the former mill stream Cutters Mill Brook. This is now culverted within a 750mm diameter pipe. A square manhole at the north-west end of the car park provides access to the culvert.
- 1.6 The geology in the immediate environs of the study area comprises Redcliffe Sandstone and Mercia Mudstone of the Triassic system (British Geological Survey Geology of Britain Viewer). The study area lies at c. 25m 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 Assessment* (revised 2011).
- 2.2 Selected material from the holdings of the Bristol Record Office, Bristol Central Library and Brunel House were consulted. All information considered appropriate to the study was collated, summarised and presented in the following report. 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. A copy of the report is to be lodged at the National Monuments Record (NMR), Swindon.
- 2.3 A visit to the study area was made by Tim Longman of Bristol and Region Archaeological Services on 22 May 2012. Photographs (see **Plates 1-5 & Cover**) and notes were taken during the visit.
- 2.4 A search of the Local Authority's HER was carried out by Pete Insole of Bristol City Council on behalf of BaRAS, with the results incorporated into this report. The project has been referenced under the Bristol Historic Environment Record as: BHER 25122 and Oasis no. bristola1-126776.

3. HISTORICAL CONTEXT

General

- 3.1 The study area lies within the Bristol district of Montpelier. Historically a large portion of the district formed part of a large estate of Saxon origins called Ashley (originally Asseley). Montpelier was part of the county of Gloucestershire until 1835 when it was absorbed into the expanding city and county of Bristol.

Historical Background

- 3.2 No prehistoric activity has been identified either within the study area or in its immediate vicinity, and there are no known prehistoric finds. Similarly no activity relating to the Romano-British period has been found within the study area and environs.
- 3.3 As indicated above the earliest known settlement in Montpelier originated with the establishment of the Ashley estate in the Saxon period. This estate formed part of the royal hundred of Barton Regis. Early in the 12th century the estate was given by Henry I to Robert, Earl of Gloucester, his illegitimate son. Robert's son, William, granted the estate in 1170 to the Priory of St. James that his father had founded, with both Edward I and Edward IV confirming the grant. However in 1540 the estate was surrendered to the crown during the reformation, and subsequently sold to Henry Brayne a merchant taylor from London (Townsend 2010, 4). Passing to his two daughters the Priory lands were divided by a Deed of Partition between their husbands George Winter and Sir Charles Somerset, with the study area forming part of the lands in the possession of the Winter family. The deed indicated that Ashley was essentially rural and farmed by tenant farmers at this time, and appears to have remained so until the 18th century (Townsend 2004, 3).
- 3.4 In 1637 lands including the study area were sold by the Winter family to father and son Richard and Robert Aldworth. This land became known as the Cutler's Mill Estate after the principle property within it at the time. Robert's widow Dorothy sold the estate in 1654 to Joseph Jackson and his son Nicholas, with the estate remaining in their family's hands until the 19th century (Wright 2004, 12-13). Cutler's Mill itself is recorded in the parish rate book as occupied by a George Gulliford in 1651, but is reported to have burned down in 1664. Plumley & Ashmead's map of 1828 shows buildings on the site of the mill suggesting it was rebuilt.
- 3.5 The study area itself is located on the site of another mill, Terrett's, which is first recorded in St James's outparish ratebook of 1708. Thomas Melton was the occupier at this time and in 1727 he purchased it from Joseph Jackson. The deeds describe the site at this time, 'Two Messuages called Terret's Mill, with a Smith's Shop and water mill nearby' covering an area of one and a half acres (Wright 2004, 8-9). It may be that Terrets Mill replaced Cutlers Mill after it burned down, since it could have been difficult for Cutler's Mill Brook to power two mills despite the significant land fall between the two. Thomas Melton built a house, coach house, carthouse, stable and a dyehouse on the site, the last of these indicating thread making taking place, an idea supported by the mill being sold to a haberdasher in 1731 who let it to a clothier. A baker named Vowles bought the mill in 1744, converted the dyehouse into a millhouse and constructed a grist mill that he susequently converted into a snuff mill. In 1747 a threadmaker from Birmingham named Rennison rented a house, the dye and stamping houses, a fishpond and a garden at the mill. He was still a tenant there when Terrett's Mill was sold in 1756 to Jonathan Coram, and in 1764 when Coram was bankrupt and his property sold at auction it was Rennison who purchased the site.

- 3.6 The auction notice for Terretts Mill provides the first indication of the new use Thomas Rennison had found for the site, ‘a large and commodius Cold Bath with a private one adjoining, much frequented and made use for bathing, which baths alone bring in between £30 and £40 per annum’. His initial development of the site was a large circular swimming bath with dressing rooms built around it and a smaller bath for ladies. This was followed by additional facilities such as a coffee house which was subsequently converted into a tavern, The Old England, which is still present on the site today. Further development included tea gardens and a bowling green, where evening concerts were held in the summer (Wright 2004, 38-42). Rennison named his leisure complex ‘Rennison’s Grand Pleasure Baths’. Thomas Rennison died in 1792 leaving his property to his son and daughter, and following both of their deaths it passed to his grandson, the third Thomas Rennison. He was declared bankrupt in 1818, but continued to live at the Old England until 1825, with other members of the family living in properties on the site. In 1824 William Cox Rennison, took control of the estate and a conveyance deed lists the buildings present : Old England Tavern, its garden, an Ice House under the tavern, the dwelling house adjoining the tavern, two cold baths, the mill, the Mill house, adjacent buildings, a large garden named The Island, a well and some outhouses. Some of these were subsequently sold off, however the Mill and the Baths remained in the hands of the Rennison family for some time.
- 3.7 In the first half of the 19th century Montpelier was becoming increasingly built up with residential housing close to the study area, and the nurseries located to south-west of the baths that are depicted on Plumley & Ashmead’s 1828 map being replaced with an area of works by the time of the Ashmead 1854 plan. The Bristol Street Directories list Joseph Bale as the proprietor of the swimming baths in 1889 and 1890. In 1891 the Bristol Corporation Baths Committee bought the baths for £1500, and following refurbishment they opened the next year.
- 3.8 A set of building plans from 1892 show the existing layout at that time and proposed alterations (**Figs. 8-10**). The north-west end of the study area comprises the southern corner of the bath complex, which the plans depict as a Parlour and Kitchen. In addition part of the Washhouse and the Fowl House also fall within the study area. The location plan (**Fig. 11**) which accompanies these more detailed drawings indicates that much of the south-eastern half of the study area includes land owned/occupied by a Mr Stephens, who also appears to occupy the works complex located beyond the brook to the south-west. The Bristol Street Directories list a George Stephens as resident at No. 35 Bath Buildings in 1894, and No. 27 Bath Buildings is recorded as ‘Stephens Bastow and co. Ltd, builders and contractors, Bristol Steam Joinery Works’.
- 3.9 An early 20th century drawing by Samuel Loxton (**Fig. 12**) depicts Rennison's Baths from the north-west. The buildings encompassed by the study area can be seen in the corner between the changing rooms on the right and the large building in the centre of the drawing. The large building is probably the original mill building or possibly the dyehouse built by Thomas Melton, the lack of windows suggestive of an industrial purpose. Those buildings forming part of the study area could have served as accomodation for the miller, this is certainly indicated by their labeled use on the 1892 building plans (**Fig. 8**), again possibly the house built by Thomas Melton. The drawing also depicts a bathing token dating to 1764.
- 3.10 In 1916 the baths closed during the war but never reopened. They were sold at aution in 1922 and used as a builders yard until the present Montpelier Health Centre was built on the site in 1977. The study area itself remained in use as a builders yard until 1996 when the workshops were demolished (planning application ref 1070L/96C) and in 1998 the current car park was formed (planning application ref 2119F/97C) (**Figs. 13 & 14**).

Nomenclature

- 3.11 The Saxon estate name of Asseley/Ashley is thought to have derived from Ash-tree glade or clearing (Smith 1964), while the name Montpelier appears to have originated from the mid 18th century with comparisons being made with the French spa town which at that time was also often spelt with one L (Wright 2004, xi-xii).

4. CARTOGRAPHIC EVIDENCE

4.1 Historic and Ordnance Survey maps held by the Bristol Record Office were examined. The observations made on the maps examined are summarised in **Table 1** below.

Map	General Observations	Fig. No.
Donn 1769	1) Cutler's mill is depicted in the location of the study area	2
Isaac Taylor 1777	1) The location of Cutler's Mill is shown, and down stream the location of a 'Cold Bath', presumably Rennison's Bath.	-
B. Donn, 1826	1) Large building labelled Rennisons Bath depicted within part of the study area 2) No details of the rest of the study area depicted.	-
Plumley and Ashmead 1828	1) Three buildings probably associated with the baths are depicted within the north-west half of the study area. 2) The south-east half of the study area comprises part of the courtyard area in front of the baths and an area of garden adjacent to the brook.	3
G. Ashmead 1854	1) Group of buildings forming the south corner of the baths are within the study area as is part of some form of outhouse which is built beside the brook. 2) South-east half of the study area remains as above.	4
G. Ashmead 1874	1) Group of buildings forming south corner of baths depicted in greater detail with a passageway/hauling way now shown between them. 2) Previously depicted garden area to the south-east now partially roofed, however mainly outside of the study area.	5
<i>First Edition</i> OS map (1: 500) North sheet published 1883 / surveyed 1881; South sheet published 1885 / surveyed 1883	1) The building to the south-west of the passage way no longer appears to be roofed. 2) A set of steps are shown beside the outbuilding 3) The former walled garden area now has an open fronted shed at the north-west end, half of which is within the study area 4) A bridge over Cutlers Mill brook now links the former walled garden area with the works to the south-west	6
1916 & 1918 Edition Ordnance Survey plan (1: 2500) revised 1913	1) Study area remains largely unchanged, less detail is shown than on the previous map. 2) Another open-fronted shed is shown within the walled garden area however again largely outside the study area	7

Table 1: Summary of Cartographic Observations

Discussion

4.2 The earliest map examined was Donn 1769 on which the location of Rennison's Bath and the former Terrett's mill is marked, however it is mistakenly labeled Cutler's mill. Taylor's map of 1777 depicts Cutler's mill in the correct location and down stream marks the location of a 'Cold Bath' presumably Rennison's Bath. The first to depict the study area at a larger scale was the Donn 1826 map. This showed the bath complex and the courtyard in front of it, with the site labelled as Rennisons Bath, however few other details are shown.

4.3 The 1828 map by Plumley and Ashmead depicts the bath complex in much more detail, with three buildings falling within the north-west half of the study area. The south-east half of the study area contains part of the courtyard in front of the baths and walled garden area beside the brook. The 1854 plan by Ashmead is more detailed again with a group of three buildings forming the south corner of the baths and an outhouse built beside the brook, all at least partly within the north-west half of the study area. These buildings are identified on the 1892 plan discussed in paragraph 3.8 as a Parlour, Kitchen, Fowl House and the outhouse is labelled as a Washhouse. The south-east half of the study area is largely blank of features other than the wall around the area previously shown as a garden. The 1874 Ashmead plan shows little additional detail other than a passage between two of the buildings, and part of the garden area to the south-east partially roofed.

- 4.4 The First Edition Ordnance Survey Plan of 1883 depicts a different open fronted structure within the garden area, half of which lies within the study area. Additional details such as steps are shown around the buildings in the north-west half of the study area. The 1916 Edition Ordnance Survey Plan is less detailed and does not show any significant alteration to the study area.
- 4.5 The cartographic evidence indicates that during the 19th century half the study area contained buildings forming the south corner of the bath complex and some associated out houses. These remained largely unchanged into the early 20th century. The south-east half of the study area contained part of the courtyard in front of the bath and part of a walled garden. This walled garden later houses open-fronted structures suggesting it is used as part of the works to the south-west, which from 1883 it is linked to via a bridge over the brook.

5. ARCHAEOLOGICAL EVIDENCE

Introduction

- 5.1 The documentary and known archaeology indicate that the study area lies within an area of archaeological potential.
- 5.2 A trawl of the Bristol Historic Environment Record was provided by Mr P. Insole, Archaeology Officer for Bristol City Council, around the study area for archaeological monuments and events, the results of which are summarised in **Table 2** below (**Fig. 15 & 16** for location of entries).

No.	Site	Description	Year/Period
2906M	Rennison's Bath, Montpelier	Rennison's Bath, Montpelier, located on the north-western side of Bath Buildings. The bath was established in the late 1740s. It was recorded by the 1828 survey of Bristol by John Plumley and George Ashmead which shows the bath forming the south-east end of a larger water feature on Cutler's Mill Brook (probably a partially silted millpond serving Cutler's Mills to the north-west) orientated from north-west to south-east. The bath was surrounded by buildings but it is not clear which were ancillary structures. However, the Old England public house is believed to have formed part of the complex by the early nineteenth century and there was also an associated tea garden (Yorkston 1993). The bath was still operating in the early twentieth century and came into the ownership of Bristol Corporation in 1908. The baths closed in 1917 and the site was subsequently redeveloped.	Post-Medieval
3171M	Prestidge Nursery at Cheltenham Road	A nursery located on the eastern side of Cheltenham Road, on the northern side of its junction with Bath Buildings. The nursery was in existence by the 1880s and is recorded by the Ordnance Survey first edition 1:500-scale Town Plan (Bristol Sheet LXXI.16.5) surveyed in 1881. The street directory for 1883 record it as belonging to Jesse Prestidge, seedsman and florist.	Post-Medieval
3172M	The Old England public house, Bath Buildings, Montpelier	The Old England public house, located off Bath Buildings, Montpelier. The building was constructed in the eighteenth or early nineteenth century and was in existence by 1828. The building is a three-storey rendered structure with a three-window range and a pitched roof. The Ordnance Survey first edition 1:500-scale Town Plan (Bristol Sheet LXXI.16.5) surveyed in 1881 names the public house as the "Old England." The building has a Grade II listing (Listed Building number 901-1/36/1576).	Post medieval
2024M	Montpelier Station	Montpelier Station, located on the north side of Station Road, Montpelier. The station is a single storey building of coursed Pennant sandstone blocks with ashlar dressings and a pitched roof. It was opened on 1 October 1874 as a stop on the Clifton Extension Railway. The station was closed to goods traffic from 29 November 1965 and was unstaffed from 17 July 1967. The building is extant.	Post medieval
2907M	Cutler's Mill, Montpelier	Cutler's Mill, Montpelier, located at the northern end of Cheltenham Road. The mill was extant by 1828 but is likely to have an earlier origin. A large pond to the south-east on Cutler's Mill Brook appears to have been originally at least 160 metres long but was largely silted up by 1828. The mill itself consisted of a complex of buildings on the east side of Cutler's Mill Brook. The mill buildings had been demolished and the site redeveloped by the early 1880s.	Post medieval
22490	Dovercourt House, Cheltenham Road	In October 2006 a survey of Dovercourt House, Cheltenham Road was carried out by Avon Archaeological Unit. The Standing Building Survey was undertaken prior to partial demolition and redevelopment of the Study Area.	Post medieval
22404	No.4 Station Road, Montpelier	An assessment of No.4 Station Road, Montpelier was carried out by Nicholas Doggett for CgMs Consulting in February 2006.	Post medieval

22023	Dovercourt House, Cheltenham Road	In November 2004 an archaeological desk-based assessment of Dovercourt House on the south side of the junction of Bath Buildings and Cheltenham Road by Andrew Townsend for Bristol and Region Archaeological Services.	Post medieval
21846	Rennison's Bath, Montpelier	The 1828 survey of Bristol by John Plumley and George Ashmead records Rennison's Bath on the north-west side of Bath Buildings, Montpelier. The plan shows the bath forming the south-east end of a larger water feature, probably a millpond serving Cutler's Mills to the north-west, orientated from north-west to south-east. The bath is surrounded by buildings but it is not clear which are functionally associated.	Post medieval
24789	Colston's Girls School, Cheltenham Road, Bristol	In January 2008, Helen MacQuarrie carried out a desk-based assessment of the Colston's Girls School, Cheltenham Road, Bristol. The study thought that Cutlers Mill (HER 2907M) lay to the north of the study area, although a number of ancillary structures lay within the site boundary. However, due to truncation, it was thought unlikely that evidence for these features would survive. The study considered that there was low-medium potential for post-medieval features associated with Cutlers Brook. In the eastern part of the site is a deposit of made ground associated with a Victorian coal yard which occupied the area south of Station Road.	Post medieval
24550	Dovercourt Garage, Cheltenham Road.	Avon Archaeological Unit carried out a watching brief on development groundworks on the site of the former Dovercourt Garage, Cheltenham Road. The mechanical excavation of a trial trench to identify the depth and location of a culvert shown on a plan held in the Bristol Record Office dated 1899. The brick culvert was exposed at a depth of 5m below the existing ground surface.	Post medieval
9592	No.164 Cheltenham Road	An archaeological desk-based assessment of No.164 Cheltenham Road was carried out by Donna Yorkston for Avon Archaeological Unit. The study suggested that the site had been in agricultural use until the early nineteenth-century and that the site had then been used as a nursery from at least the late 1820s until c.1870. It was then developed for housing.	Post medieval
24880	Colston's Girls School, Cheltenham Road, Bristol	AOC Archaeology carried out an archaeological watching brief at Colston's Girls School, Cheltenham Road. A sequence of 18th and 19th century deposits and features were recorded. In one area a stone culvert was later modified to incorporate a ceramic pipe and later brick culvert with the probable function of managing a water course in order to provide power to one of the mills known in the immediate area. Subsequent development of the area in the 19th century required substantial landscaping resulting in the sealed brick culvert being buried. Other features identified relate to the 19 th century residential development of the area.	Post medieval
25034	Rennison's Bath	A drawing by Samuel Loxton made some time in the early twentieth century depicts the former Rennison's Bath, Montpelier (Bristol Reference Library B89).	20th century

Table 2: Summary of Historic Environment Record Trawl (BCC)

Discussion

- 5.3 No previous archaeological work has been undertaken on the study area. All of the HER entries listed in **Table 2** that fall within the study area relate to Rennisons Bath. Within the immediate environs of the study area the archaeological record that has been investigated to date is dominated by the post-medieval period. Of the fourteen entries from the HER, all are of post-medieval or later date.

6. CONCLUSION

- 6.1 There is no evidence to indicate Prehistoric or Roman period activity within the study area. The wider area formed part of a large estate with Saxon origins, the Ashley (Asseley) Estate, which for much of the medieval period was held by the monks of St. James's Priory. The estate was largely rural at this time, and this remained the case until the post-medieval period.
- 6.2 Following the dissolution of the monasteries the estate passed, via Henry Brayne, to George Winter and Sir Charles Somerset, with the study area in the possession of the Winter family. In the 17th century a portion of the estate (containing the study area), subsequently known as the Cutler's Mill Estate after the principal property within it, was sold off to the Richard and Robert Aldworth, and sold on again in 1654 to Joseph Jackson. It is possible that the burning down of Cutler's Mill in 1664 may have prompted the first known development on or near the study area, the construction of Terrett's Mill. The first record of this mill is in the early 18th century and the site appears to have been used for a variety of activities, thread making, a grist mill and as a snuff mill. The most radical change in use occurred in the mid 18th century when Thomas Rennison constructed a swimming bath on the site and began to charge admission. The shift from industrial to leisure activities continued with the opening of a tavern and tea gardens, with this shift contributing to the reputation of the whole area as a centre of leisure. This may even have prompted the adoption of the name Montpelier for the area.
- 6.3 A number of buildings forming the south corner of the bath complex occupied the north-west half of the study area. Their function in 1892 is detailed on a set of plans, although they may have had a number of uses throughout their existence. The south-east half of the study area was partly occupied by an area in use as a garden in the early 19th century, however by 1883 it had become part of the works located to the south-west. The baths remained in use until 1916 and were sold at auction in 1922, after which they were used as a builders yard. The extant walls and buildings on the study area date from this period of use. The Montpelier Health centre was built on the site of the main bath complex in 1977, however the study area itself remained in use as a builders yard until 1998 when it was converted to the current use as a car park.
- 6.4 The archaeological potential of the study area as a whole is limited to the post-medieval period. Remains of buildings associated with the baths complex may be present in the north-west half of the study area. These buildings could however predate the use of the site as a swimming bath and may have been converted from its earlier use as a mill. There may therefore be evidence relating to the earliest development of the site, probably in the 17th century.

7. REFERENCES & WORKS CONSULTED

Texts

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- 1883 Ordnance Survey 1:500 plans
1882 Ordnance Survey 1:2500 plan
1916 Ordnance Survey 1:2500 plan (revised 1913)

Architectural/Engineering Drawings

1892 Survey of Baths – Montpelier (Late Rennison’s), No. 2, City Surveyors Office, 51 Prince Street, Bristol.

1892 Rennison’s Public Baths, Proposed Alterations, No. 6, City Surveyors Office, 51 Prince Street, Bristol.

1892 Rennison’s Public Baths, Proposed Alterations, No. 7, City Surveyors Office, 51 Prince Street, Bristol.

1892 City of Bristol Rennison’s Baths, (location plan)

8. ACKNOWLEDGEMENTS

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The above report was compiled by Simon Roper and produced by Ann Linge of Bristol and Region Archaeological Services. The project was managed by John Bryant.

APPENDIX 1: Policy Statement

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

NATIONAL PLANNING POLICY (ENGLAND)

The *National Planning Policy Framework* (NPPF) for England published by the UK Government in March 2012 states that the historic environment, which includes designated and non-designated heritage assets, is an irreplaceable resource and, as such, should be taken into account by Local Planning Authorities when considering and determining planning applications. This is taken to form part of a positive strategy set out in the respective Local Plan to ensure the conservation and enjoyment of the historic environment. The assigned significance of heritage assets will be key factor in terms of their conservation.

Given their irreplaceable nature, any harm to, or loss of, a heritage asset, or heritage assets, should be clearly and convincingly justified as part of a planning application. As part of this, applicants are required to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. Where a heritage asset, or assets, are to be harmed or lost as the result of a proposal, the applicant will be required to record and advance the understanding of the significance of that asset or assets, to include making the evidence arising publicly accessible, but this will be in proportion to the significance of the asset/assets in question.

While the NPPF takes into account the historic environment as a whole, additional protection is afforded to designated heritage assets under current English Law. Any proposal that would result in harm or loss of a designated heritage asset is also required to be justified by the applicant in meeting strict criteria set out in the NPPF.

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.

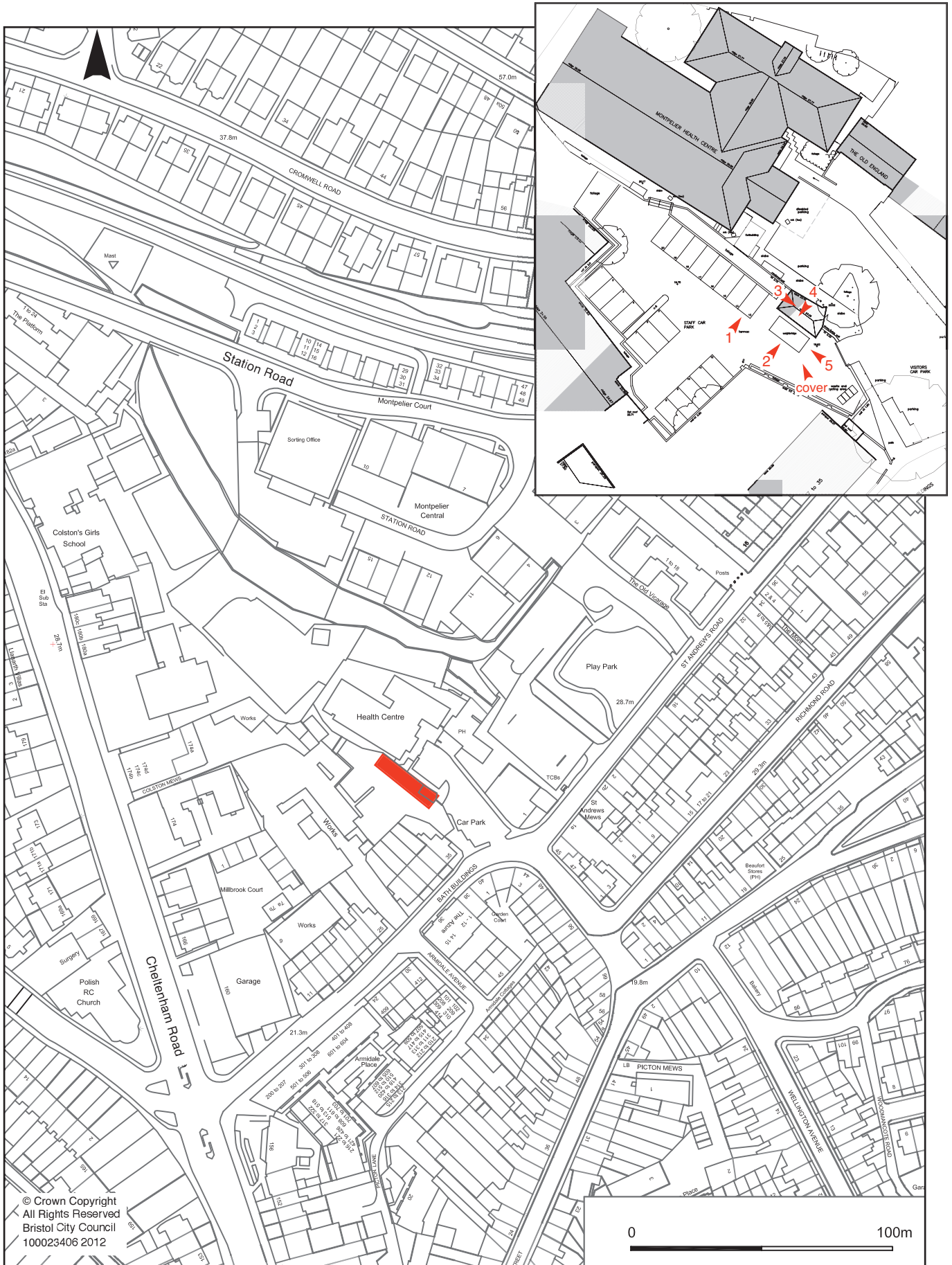


Fig.1 Location plan 1:2000 and extent of study area, with plate directions in red



Fig.2 Extract from Donn's 1769 Map

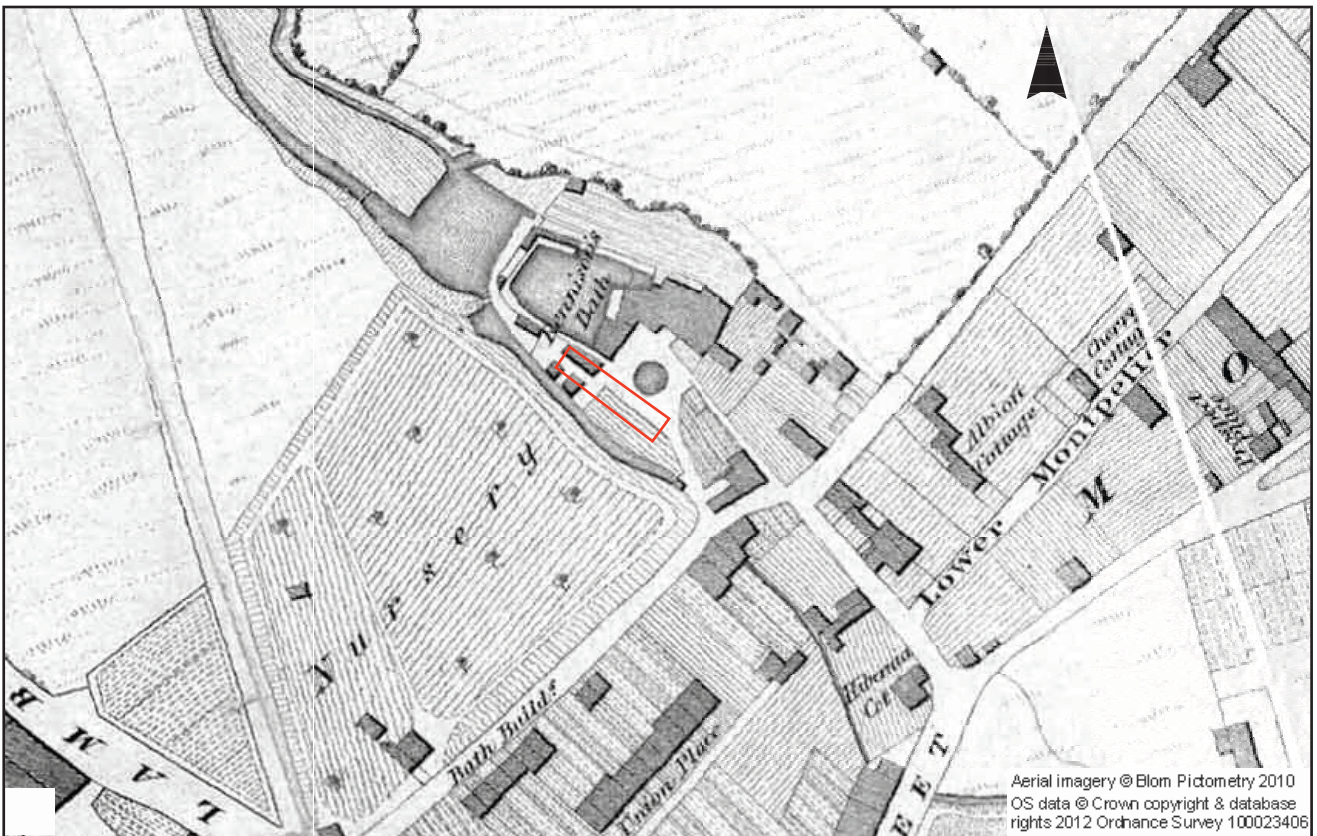


Fig.3 Extract from J. Plumley and G.C. Ashmead's 1828 map

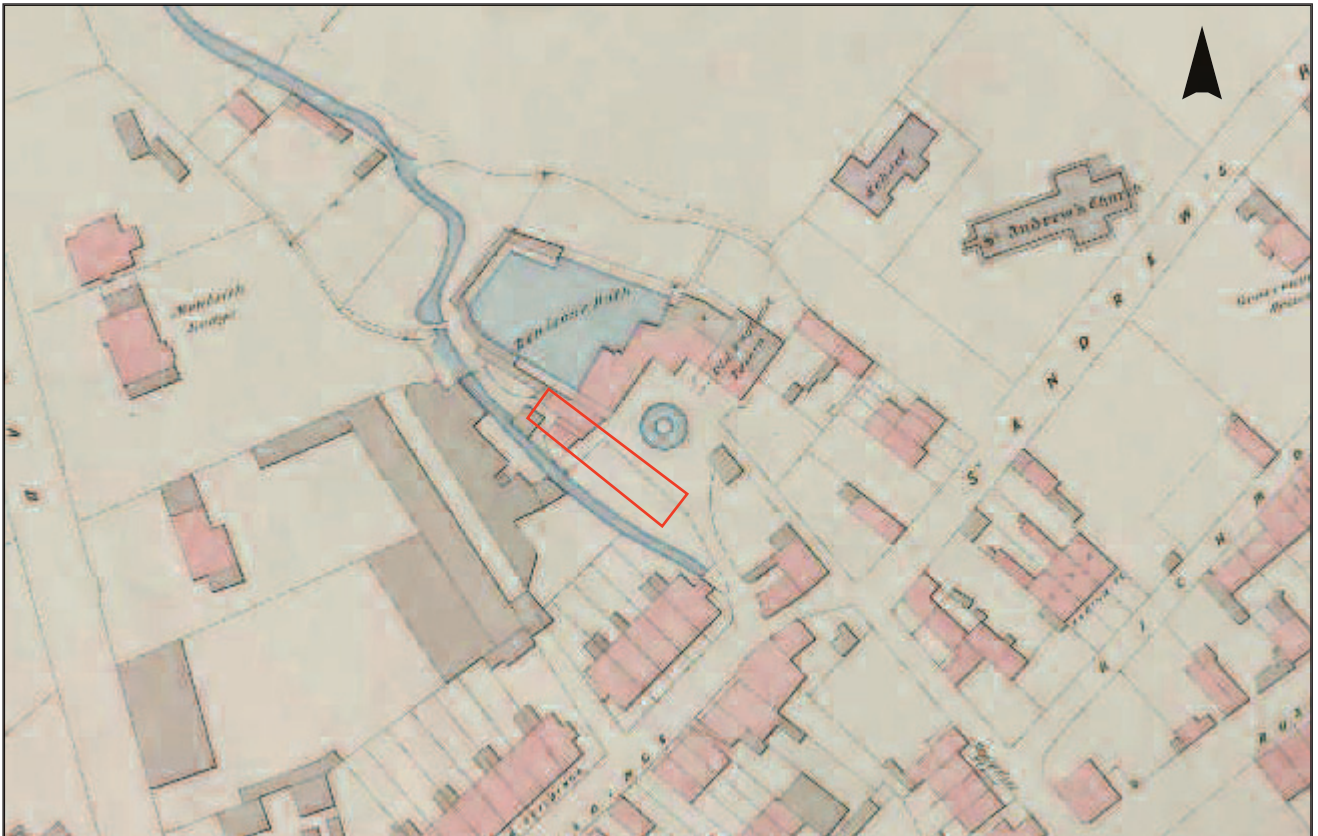


Fig.4 Extract from Ashmead's 1854 Plan (BRO)



Fig.5 Extract from Ashmead's 1874 Plan (BRO)



Fig.6 Extract from First Edition Ordnance Survey plan (1:500) published 1885, surveyed 1883 (BRO)

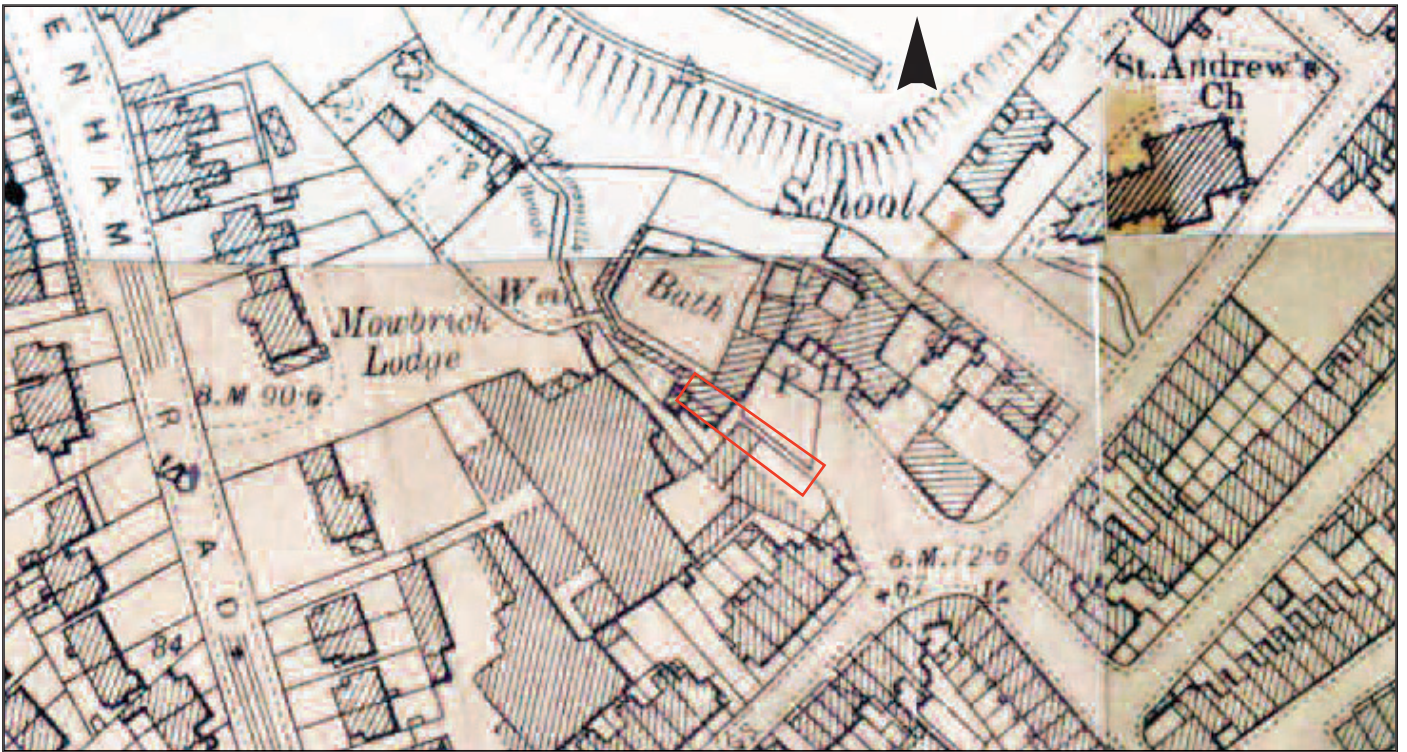


Fig.7 Extract from 1916 Edition Ordnance Survey plan (1: 2500) revised 1913 (BRO)

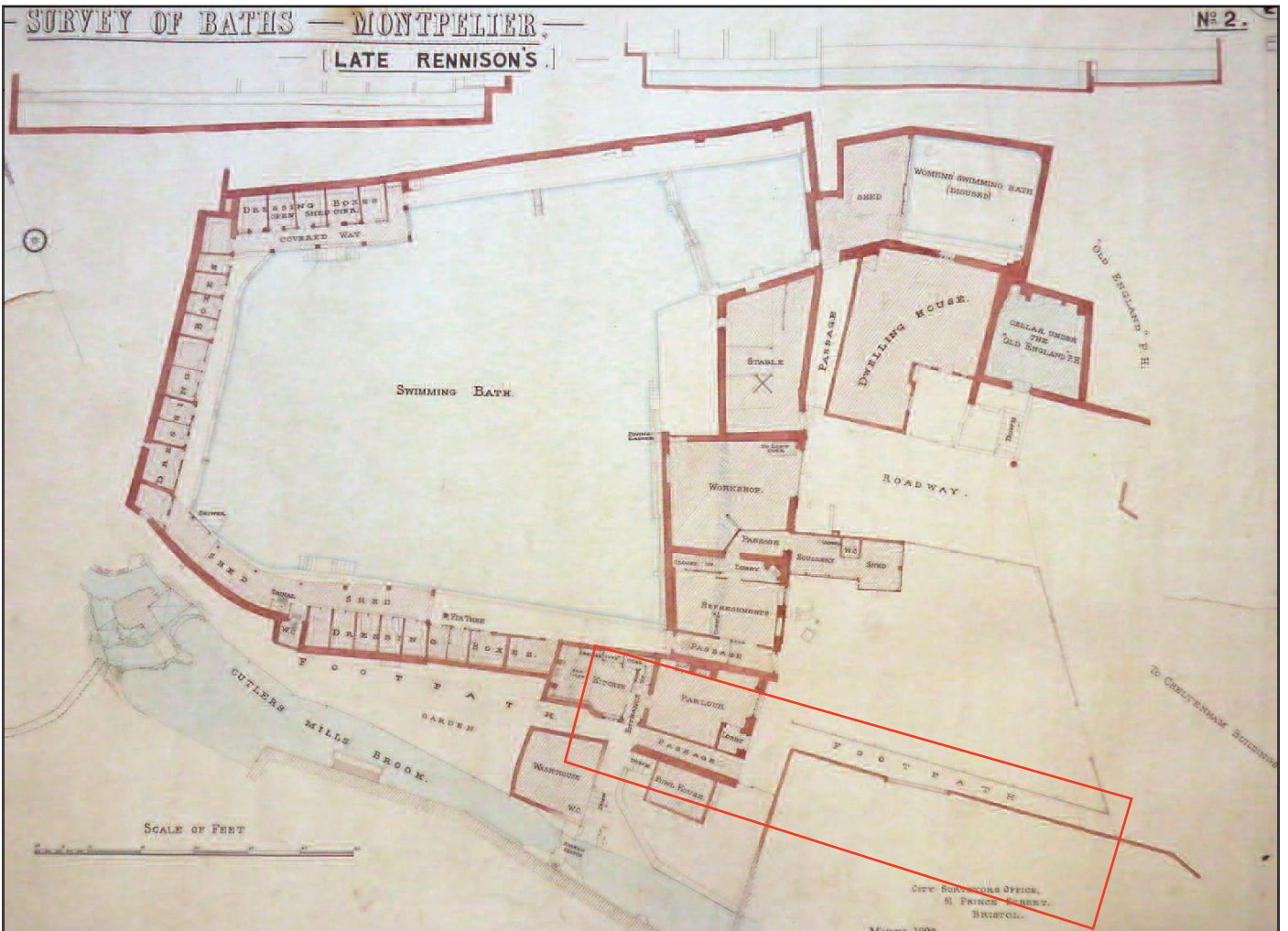


Fig.8 Survey of Baths – Montpellier (Late Rennison's), No. 2, City Surveyors Office, 51 Prince Street, Bristol, 1892 (BRO)

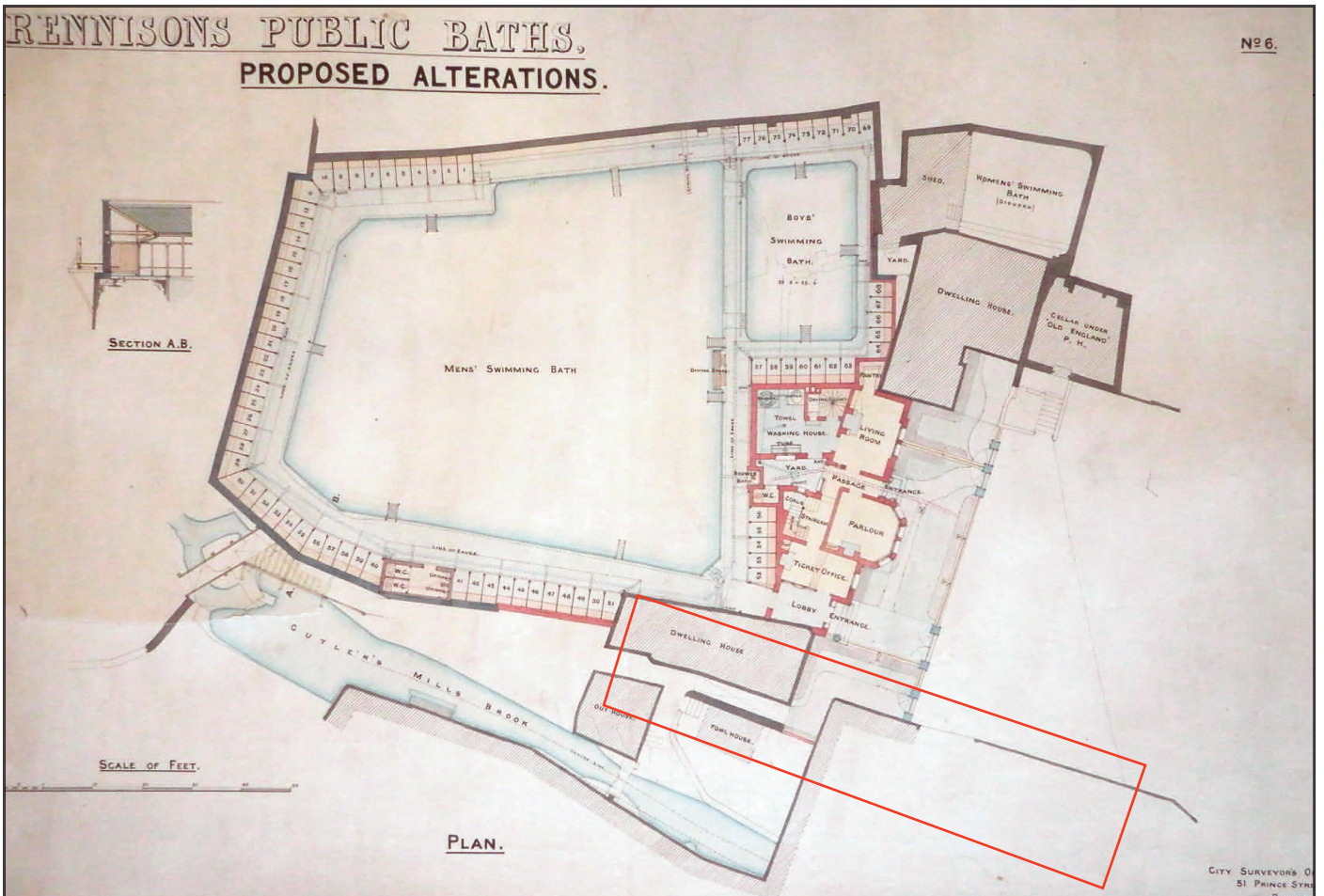


Fig.9 Rennison's Public Baths, Proposed Alterations, No. 6, City Surveyors Office, 51 Prince Street, Bristol, 1892 (BRO)

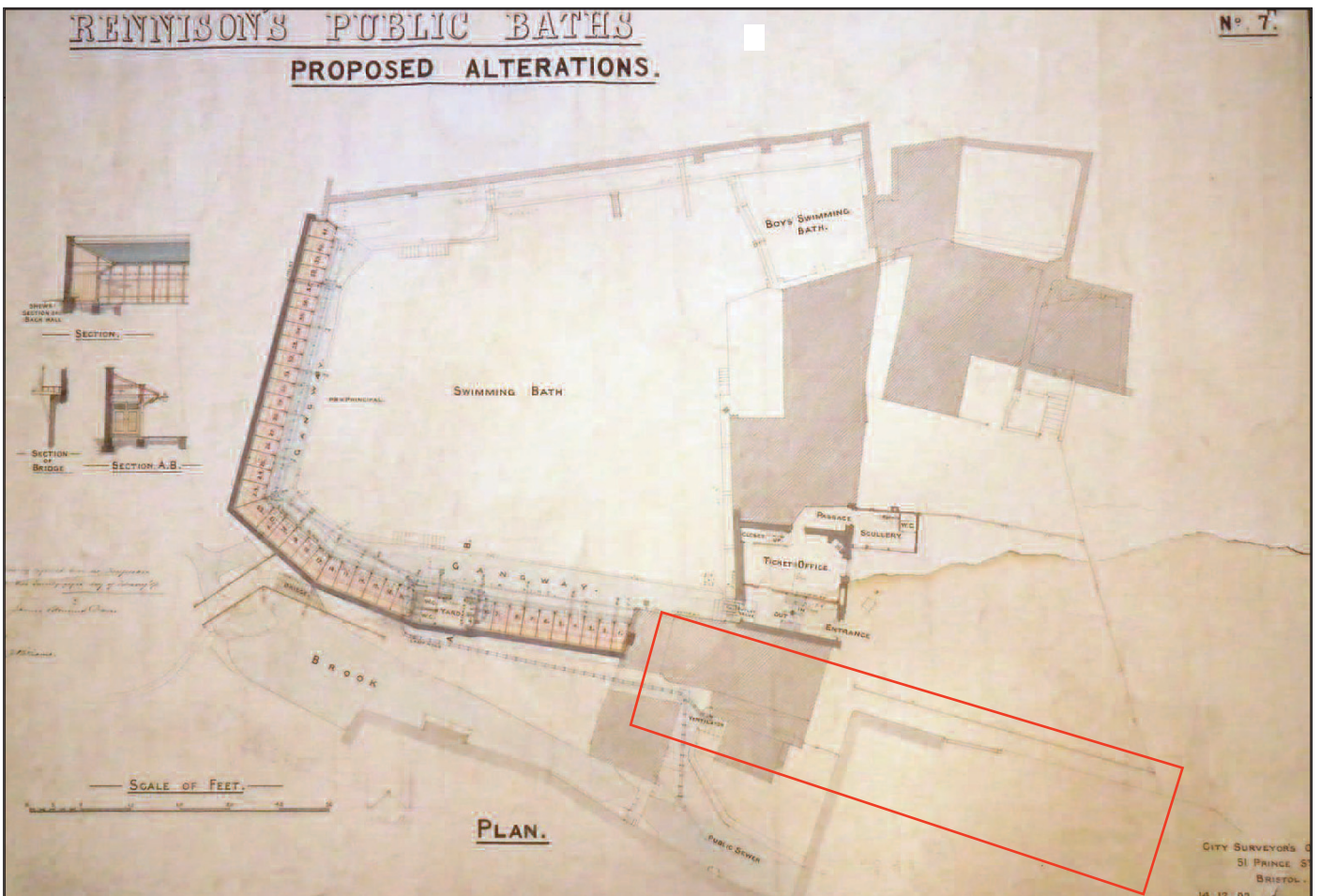


Fig.10 Rennison's Public Baths, Proposed Alterations, No. 7, City Surveyors Office, 51 Prince Street, Bristol, 1892. (BRO)

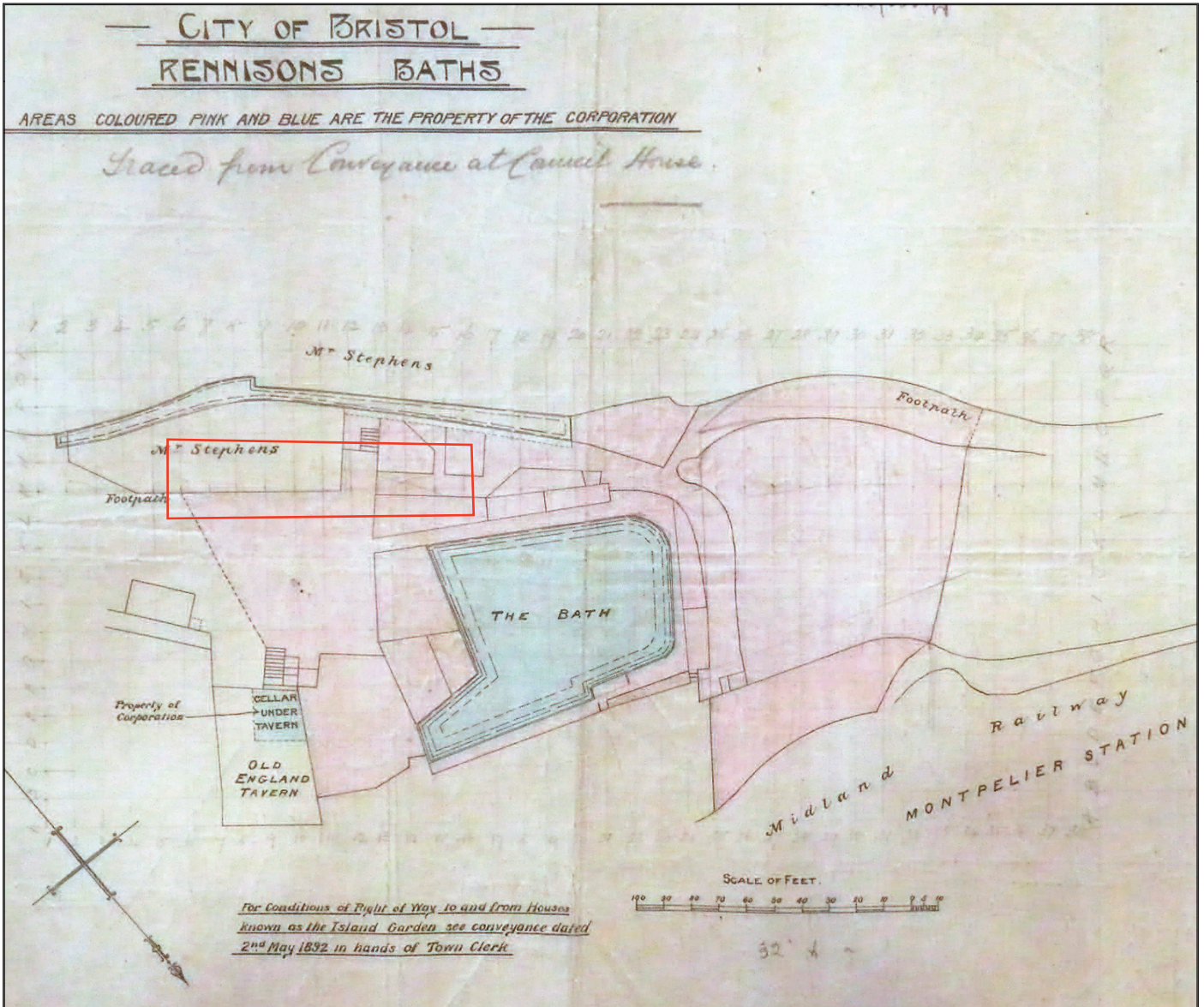


Fig.11 City of Bristol Rennison's Baths, (location plan) 1892 (BRO)

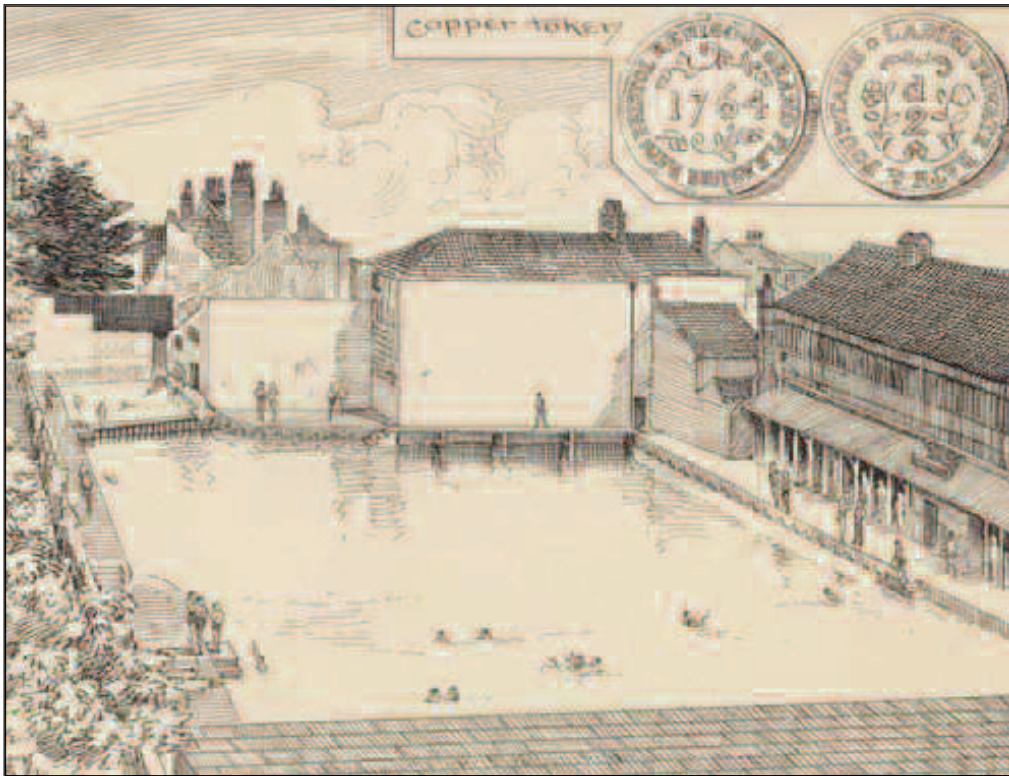


Fig.12 A drawing by Samuel Loxton, early twentieth century, depicts the former Rennison's Bath, Montpelier (Bristol Reference Library B89)

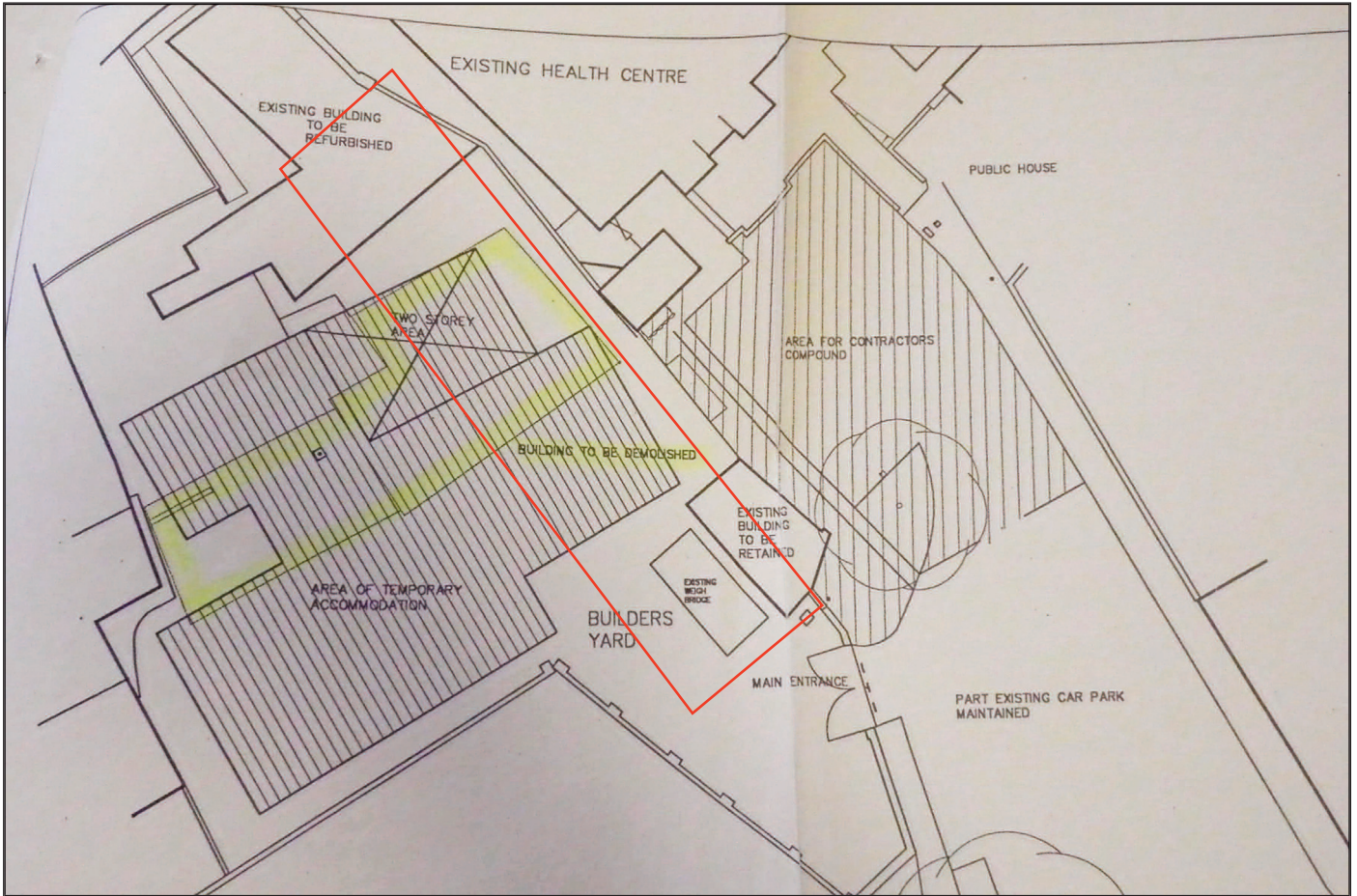


Fig.13 Site plan accompanying planning application ref 1070L/96C (BCC), with plate directions

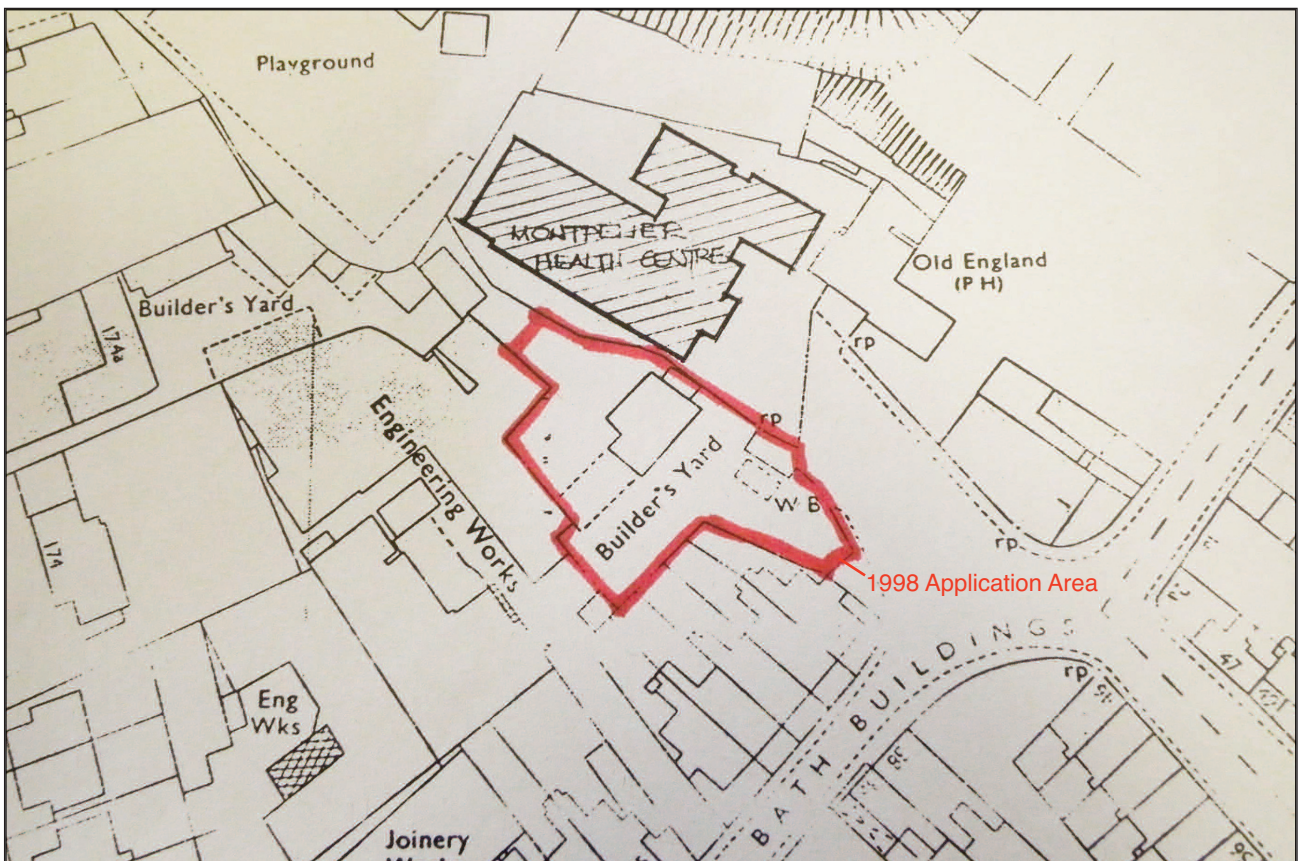


Fig.14 Site plan accompanying planning application ref 2119F/97C (BCC)

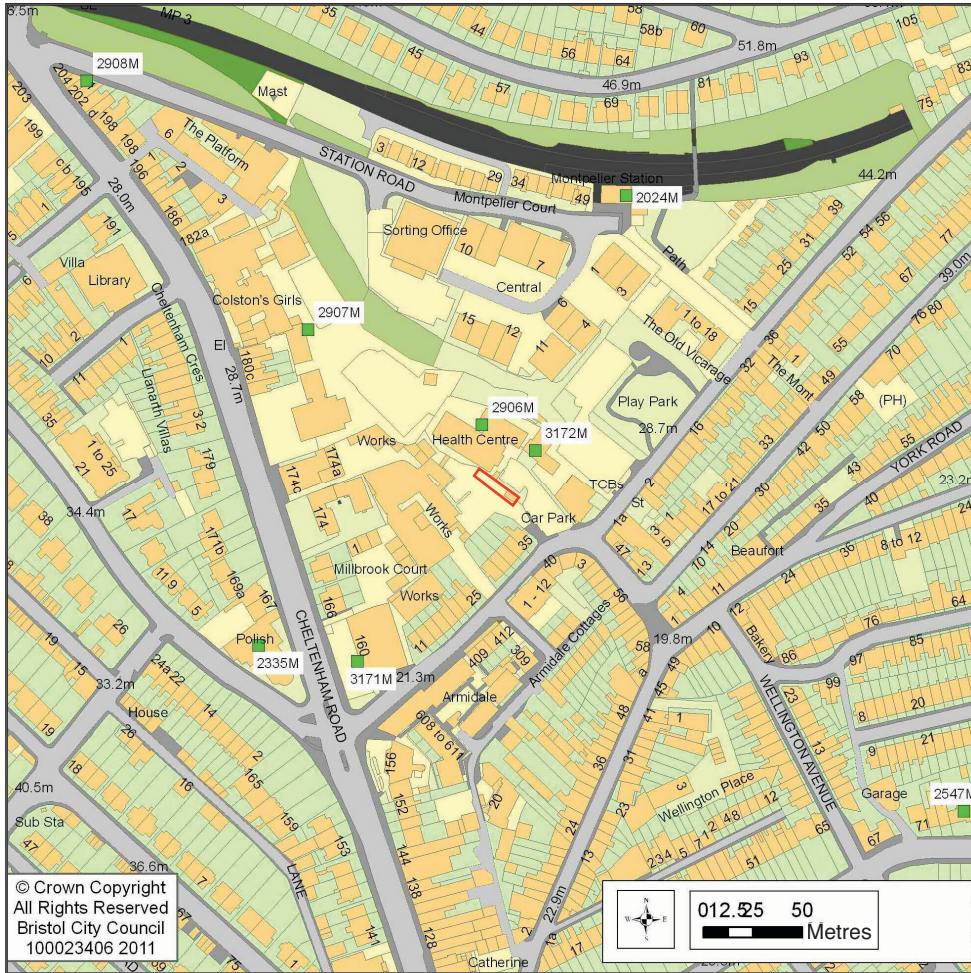


Fig.15
Bristol HER monuments
entries

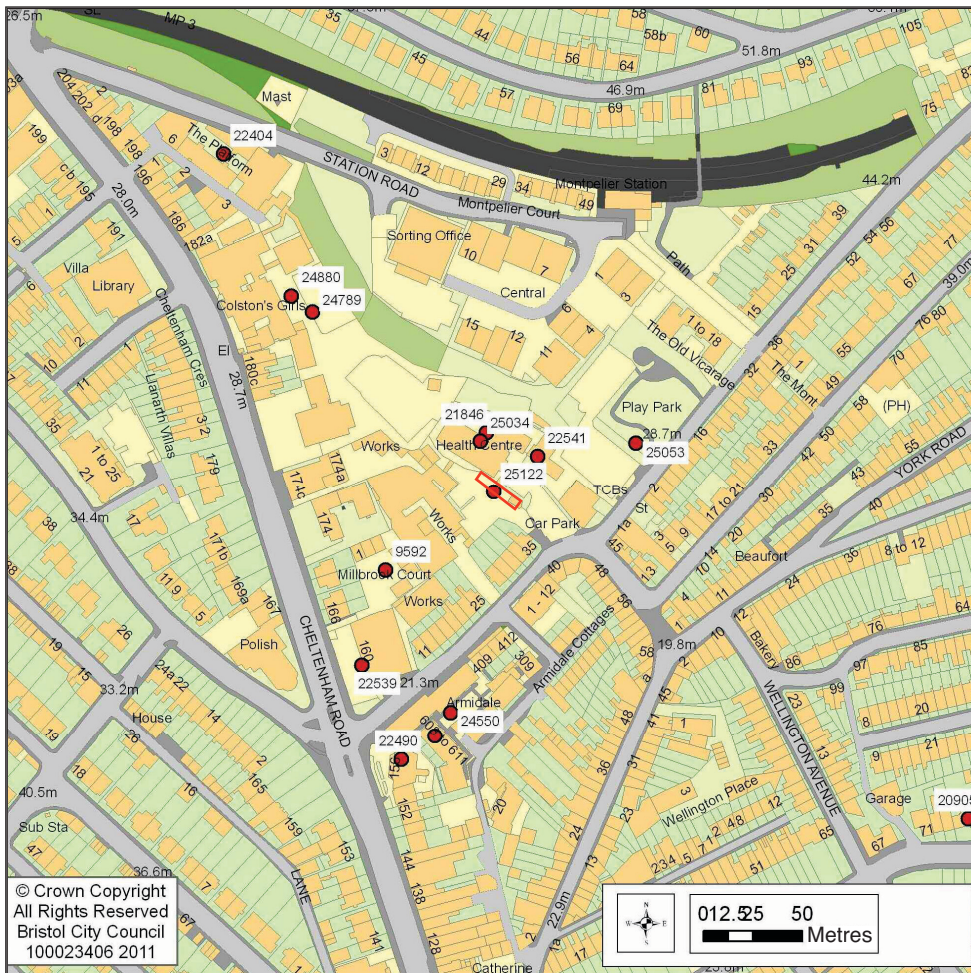


Fig.16
Bristol HER events
entries



Plate 1
Boundary wall on the north-east side of the study area, with the Old England Public House visible in the background, looking north-east



Plate 2
South-west elevation of the weighbridge house, with the weighbridge located in front of it, looking north-east



Plate 3
Interior of main room of the weighbridge house with a wooden hatch in the floor, looking south-east

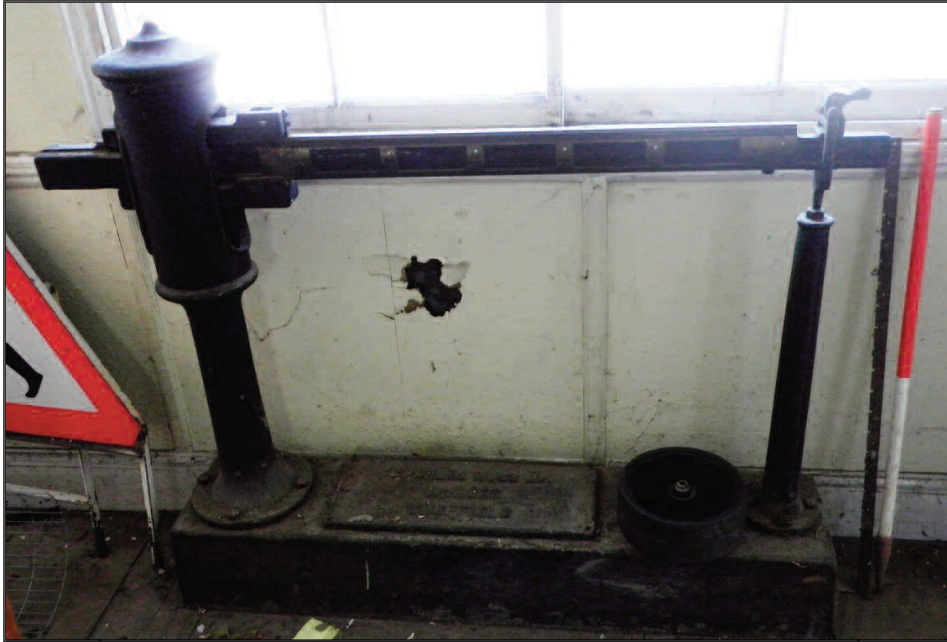


Plate 4
Weighbridge scales
within the main room,
looking south-west



Plate 5
Weighbridge located
within the study area,
looking north-west