

Archaeological Desk-based Assessment
of
**THE FORMER CLOVERDOWN ELDERLY PERSON'S HOME,
KENMARE ROAD, KNOWLE, BRISTOL.**
for
Lovell Partnerships Ltd and Curo Places Ltd



Report No. 2764/2013
BHER No. 25172

By Andy King



Bristol and Region Archaeological Services



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Archaeological Desk-based Assessment
of
**THE FORMER CLOVERDOWN ELDERLY PERSON'S HOME,
KENMARE ROAD, KNOWLE, BRISTOL**

Centred on
N.G.R. ST 59021 70213

Client: Lovell Partnerships Ltd and Curo Places Ltd

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<i>Signature:</i>	 
<i>Date Issued:</i>	9 July 2013 update

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Abbreviations

AD	Anno Domini	<i>c</i>	Circa
aOD	Above Ordnance Datum	DCLG	Dept. for Communities & Local Government
BaRAS	Bristol & Region Archaeological Services	DCMS	Dept. for Culture Media & Sport
BC	Before Christ	EH	English Heritage
BCC	Bristol City Council	EHA	English Heritage Archive
BCL	Bristol Central Library	EPH	Elderly Person's Home
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
C	Century	OS	Ordnance Survey
		SRO	Somerset Heritage Centre

Adopted Chronology

Prehistoric	Before AD43
Roman	AD43-410
Anglo Saxon/Early Medieval	AD410-1066
Medieval	AD1066-1540
Post-medieval	AD1540-present

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.

July, 2013 update.

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SUMMARY

An archaeological desk-based assessment of the former Cloverdown Elderly Person's Home, Kenmare Road, Knowle, Bristol (centred on NGR ST 59021 70213) was commissioned from Bristol and Region Archaeological Services by Lovell Partnerships Ltd and Curo Places Ltd in October 2012. Historic and cartographic evidence indicates that the study area was agricultural land until construction of Cloverdown Home in the early 1970s.

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1. INTRODUCTION

- 1.1 An archaeological desk-based assessment of premises of the former Cloverdown Elderly Person's Home, Kenmare Road, Bristol (NGR ST 59021 70213) was commissioned from Bristol & Region Archaeological Services by Lovell Partnerships Ltd and Curo Places Ltd.
- 1.2 On plan, the study area is a polygonal shape, covering an area of approximately 5652 square metres. It is situated in the Bristol suburb of Lower Knowle, approximately 2.8km to the south of the city centre. Topographically this is a prominent hilltop setting with views across the City of Bristol, the buildings, landscaped garden areas and hardstandings of Cloverdown are terraced into the northern slopes of the hillside. Ground level changes considerably from approximately 63m aOD at the Kenmare Road entrance to *c* 57m at the northern extent of the site.
- 1.3 The premises of Cloverdown are bordered to the north and north-west by Glenvale public open space. To the south-west are the rear boundaries of Nos. 4-14 Donegal Road, to the south-east is the entrance to the study area and a footpath delimiting the property boundary from No. 110 Kenmare Road (**Fig. 1**). An electricity substation is situated within the study area at the rear of No. 120 Kenmare Road (**Plates 1-11 & Cover**).
- 1.4 The study area is not within a designated conservation area and there are no designated heritage assets listed. The *Bristol Local Plan* (Adopted 1997; Altered 2003) depicts the study area as 'Predominately Residential Areas (Policy H1), where the existing uses are, for the most part, likely to remain undisturbed' (Proposals Map, Adopted 1997).
- 1.5 The solid geology in the immediate environs of the study area comprises Triassic mudstone and halite-stone of the Mercia Mudstone Group (BGS 2012).

2. METHODOLOGY

- 2.1 The study was undertaken in accordance with criteria set out by the Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessments* (revised 2011).
- 2.2 Selected material from the holdings of the Bristol Record Office, Bristol Planning Department, Bristol Central Library and Somerset Heritage Centre were consulted. All information considered appropriate to the study was collated, summarised and is presented in the following report. All digital photographs and notes are preserved in the Project Archive to be retained at BaRAS's office in St Nicholas Church, Bristol. A copy of the report will be lodged at the National Heritage Archive, and included on the English Heritage *Online Access to the Index of Archaeological Investigations* (OASIS) website (see Section 2.6 below).
- 2.3 The following legislation and guidelines have informed this assessment:
- Ancient Monuments and Archaeological Areas Act* (1979)
- Archaeology and Development: Bristol Local Development Framework Supplementary Planning Document Number 7* (Adopted March 2006) (BCC: City Centre Projects and Urban Design Team)
- Bristol Local Plan* (Adopted 1997; altered 2003) *Planning (Listed buildings and Conservation Area) Act* (1990)
- Hedgerows Regulations* (1997)
- Town and Country Planning Act* (1990)
- National Planning Policy Framework* (2012)
- Scheduled Monuments: Identifying, Protecting, Conserving and Investigating Nationally Important Sites Under the Ancient Monuments and Archaeological Areas Act 1979*. DCMS (2010)
- Standard and Guidance for Historic Environment Desk-Based Assessment*. IfA (Revised 2011)
- 2.4 The aim of this report is to assess the archaeological potential of the study area using selected locally available documentary sources combined with a walkover survey and reference to the Bristol Historic Environment Record (BHER). Archaeological potential is taken to include the built and burial environment, any historic parkland/garden landscapes, important hedgerows and other bio-archaeological features. The assessment is intended to provide information that will enable a reasonable informed planning decision to be made relating to the impact of future development proposals on the historic environment in the study area.
- 2.5 A walkover survey of the study area was undertaken by Andy King (BaRAS) on the 17th of October 2012. Photographs (see **Fig 1, Cover & Plates 1-11**) and notes were taken during the visit. The insides of the buildings were not inspected.
- 2.6 The project has been referenced under the Bristol Historic Environment Record as: BHER 25172 and English Heritage OASIS Project reference: bristola1-135381.

3. HISTORIC & CARTOGRAPHIC CONTEXT

- 3.1 Historically the district of Knowle and the study area formed part of the ancient parish of Bedminster in the Somerset hundred (Anglo-Saxon administrative unit) of Hareclive and Bedminster. The parish of Bedminster is not yet covered by the *Victoria County History* series, but a recent account is provided in the *Extensive Urban Survey* for Bedminster undertaken in 1999 (La Trobe-Bateman 1999). Unlike other suburbs of Bristol there is relatively little written about the history of Knowle and is mostly to be found in works on Bedminster. The Domesday Survey of 1086 records that prior to the Norman Conquest a settlement at Knowle (*Canole*) was held by Alnorth and the manor of Knowle was subsequently granted to a Norman knight named Osbern Giffard (Williams & Martin 2002, 271). The manor of Knowle was later held under the Berkeley's by the Gournay family (Collinson 1791, 284).
- 3.2 Lower Knowle Court (later known as Lower Knowle Farm) and a small rural settlement, was situated c600m north-east of the study area. It has been suggested that this may have originated as the manor house of Bedminster and was a principal residence of the Fitzhardings (or Berkeley) family and their descendants from the 12th to the 16th century (Bantock 1997, 10).
- 3.3 In 1605 ownership of Bedminster manor passed to Sir Hugh Smyth of Ashton Court. The Smyth records include the earliest cartographic depictions of this district dated 1633 (a copy of an earlier plan of 1612) and 1674, however these maps show no fine detail of the study area but do depict the 'ould' farm of Lower Knowle (Hooper *et al* 1996, 10).
- 3.4 Donn's map of 1769 shows a windmill situated to the south-east of *Lower Knowl* but this map has no useful scale to extrapolate the study area's location (**Fig.2**). There are numerous 18th-century plans and surveys of estate holdings in Bedminster held in Bristol and Somerset Record Offices, those that include the study area show it to have been part of a large, irregular-shaped field, the northern boundary of which is still traceable on the hillside of Glenvale public open space.
- 3.5 An 1827 map of the parish of Bedminster (**Fig.3**) has an accompanying terrier that lists the study area field-name as *Great Sleight* in use as pasture. The nomenclature Sleight, when applied to fields, comes from the Old English *sleget* meaning 'sheep pasture' (Field 1993, 119; Gelling 1984, 52). There were no changes to the layout of this field shown on the 1841 Bedminster tithe map.
- 3.6 The south-western boundary of the Great Sleight field had been removed by the time of the 1884 edition Ordnance Survey plan and the south-eastern boundary had gone by 1904. The study area was incorporated into the City and County of Bristol in 1897.
- 3.7 No changes occurred to the study area on subsequent editions of OS plans and this part of Bristol remained essentially rural in character until it was developed as a suburban council estate in the early 1930s. Kenmare Road is first listed in the Bristol Street Directories in 1934, the Great Sleight field was divided by Kenmare Road and Donegal Road but the northern part remained undeveloped (**Fig.4**). This land and other open spaces around the new estates were intensely cultivated as allotments during the Second World War. An aerial photograph dated 1946 shows the study area covered by overgrown wartime allotment plots and a circular feature next to Kenmare Road, that was probably a static water tank for emergency fire-fighting (**Fig.5**).
- 3.8 The early 1970s OS sheets are the last to show the study area before its development in 1973 with the opening of a Council-owned hostel for the elderly mentally infirm.

3.9 Architect's plans for this hostel, dated 1972, show the foundation layout and how it was to be terraced into the steep slope of the hillside (**Figs. 6 & 7**). In 2005 the decision was made to close Cloverdown and begin relocation of the residents.

4. ARCHAEOLOGICAL EVIDENCE

4.1 Prior to this assessment, no archaeological work has been undertaken directly in relation to the study area.

Bristol Historic Environment Record

4.2 There are no entries in the local Historic Environment Record within 1km of the study area. On the advice of the Archaeological Officer for Bristol, a trawl of the record was not requested for this reason.

Walkover Survey

4.3 A walkover survey of the study area was undertaken by Andy King of Bristol & Region Archaeological Services on 17th October 2012 (**Plates 11 & Cover Plate**). No features deemed to be of archaeological significance were observed on the study area. A relict field boundary was present approximately 120m to the north-east.

Archaeological Burial Environment of the Study Area

4.4 The construction of the residential home and associated revetment and landscaping works in the early 1970s would have caused considerable disturbance to the pre-existing burial environment of the study area, particularly within the footprint of the buildings and terraced areas. There will be numerous buried drainage and service routes in addition to high-voltage cables associated with the substation on the site. The proposed development layout is shown in **Fig. 8**; compared with the existing layout (**Fig. 3**), the buildings extend further to the south-west and south-east.

Built Environment of the Study Area

4.5 The extant built environment of the study area comprises the former Cloverdown Elderly Persons Home constructed *c* 1973. Boundary hedges along the north and south-eastern periphery of the study area are late 20th century in origin.

Summary of Observations

4.6 No evidence has been found on the study area for any of the following:

- a. Scheduled monuments;
- b. Important hedgerows;
- c. Historic battlefields;
- d. Registered parks or gardens;
- e. Statutory or locally-listed heritage assets;
- f. Burial grounds (in use or disused).

5. DISCUSSION

- 5.1 Prominent hilltop locations can be a focus for prehistoric Human activity. Historic and cartographic evidence indicates that the site is likely to have been in use as pasture since the medieval period. There are no records of archaeological features or finds being observed during construction of the surrounding housing estate in the 1930s.
- 5.2 The study area has been considerably disturbed by landscaping and construction activities in the 20th century. The evidence examined suggests that the study area is situated in a location having low archaeological potential.

6. CONSULTANT'S ADVICE

National Planning Policy Framework

- 6.1 The *National Planning Policy Framework* (DCLG 2012) states that heritage assets comprise an irreplaceable resource and their conservation, appropriate to their significance, should be a key aspect of planning strategies employed by local planning authorities (LPAs).

Local Policy & Guidance

- 6.2 In addition to national policy, the LPA will also take into consideration local policy and related documentation when processing planning applications. (see Appendix 1).

Planning Applications

- 6.3 Under present national policy, a key requirement for the consideration of planning applications is that the significance of any heritage assets affected by proposals should be determined and the impact on that significance assessed. This includes the contribution made by their setting and any historical views. Where study areas incorporate, or have the potential to incorporate, heritage assets it is necessary that LPAs require applicants to provide supporting information with planning applications. In this respect, the present desk-based assessment takes into account the historic environment of the study area and its immediate environs, but only in so far as the evidence examined permits. In the present case, the general environs of the study area, while enjoying a scenic aspect to the north-east, are not considered to incorporate historic views (EH 2011a),
- 6.4 Following desk-based assessment or reference to the HER, where study areas incorporate, or have the potential to incorporate, heritage assets with archaeological interest, the LPA should require evidence accrued from on-site investigation (intrusive, non-intrusive, or combination) in order for them to consider applications. Where applications are approved, the LPA may require further work to be carried out in relation to the historic environment of the study area. In the present case, the study area incorporates land (i.e. the burial environment) deemed to have low archaeological potential.
- 6.5 Where a development proposal will impact on a heritage asset, or heritage assets, designated or non-designated, or its/their setting, the LPA will require clear and convincing justification for this from the applicant.

Justification, Offsetting & Mitigation

- 6.6 The land comprising the study area is regarded to have low archaeological potential. While not comprising a designated heritage asset, the extant Cloverdown buildings would require consideration in view of their socio-historical relevance for the Lower Knowle area.

- 6.7 While the present assessment has indicated that the study area has low archaeological potential, the nature of the archaeological burial environment is presently uncertain. Notwithstanding the considerable modern-development that has taken place in the 1970s, there is always a possibility that intact archaeological features and/or deposits/ and/or finds may be present, including within the footprint of present buildings, although this is less likely towards the north and north-east of the site where the buildings have been heavily terraced into the slope, whereas the south-west and south-east of the site appear to have suffered less disturbance. For a decision to be made regarding a development proposal that would result in an impact on the archaeological burial environment of the study area, it would be necessary to undertake on-site archaeological work.
- 6.8 With regard to §6.7 above, it is advised that in the case of the LPA permitting a development to proceed, that would result in an impact on the archaeological burial environment of the study area, a decision may be made by the Senior Archaeologist for Bristol, for further archaeological work on this site. This decision is likely to be proportionate to the significance of the heritage asset, or assets, being impacted upon by the proposals.

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Workman, R. 1981 Analysing a Tithe Map in Depth. *The Local Historian* 14 (5), 262-269.

Maps

1766 *A survey of sundry fields belonging to William Brown and Mathew Sewel Esquires in the parish of Bedminster* (BRO AC/PL/8).

1769 *This Map of the Country 11 Miles Round the City of Bristol*. B. Donn the Elder. (BRO AC/PL 153).

1788 Rough plan of detached fields at Bedminster, the property of Sir John Hugh Smyth (BRO AC/PL/11).

Late C18th *Plan of the Manor of Bedminster...*(BRO AC/PL/92).

1789 Survey of manors of Long Ashton, & Bedminster (BRO AC/E/8).

1792 Plan of Estate in the parish of Bedminster Somersetshire belonging to Millman M.D. (SRO DD/MC).

1808 A map of lands at Knowle in the parish of Bedminster in the County of Somerset the property of Paul Cobb Methuen (BRO AC/PL/97).

1827 Map of the Parish of Bedminster (BRO AC/PL/107/1).

1841 Bedminster Tithe map (BRO EP/A/32/7).

Documents

File 52255 - Foundation Plan & Sections – Hostel for the Elderly Mentally Infirm, Kenmare Road, Knowle (BCC)

ACKNOWLEDGEMENTS

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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.

LOCAL 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.

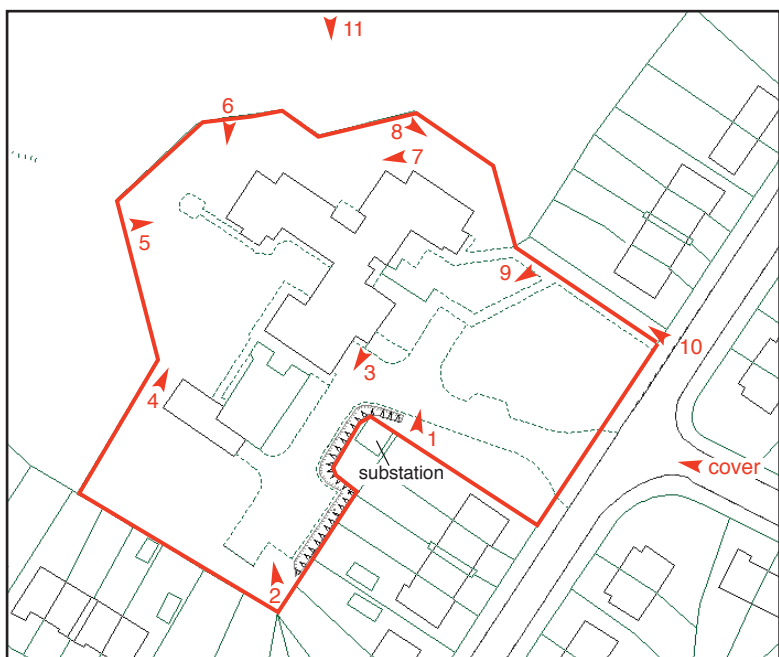
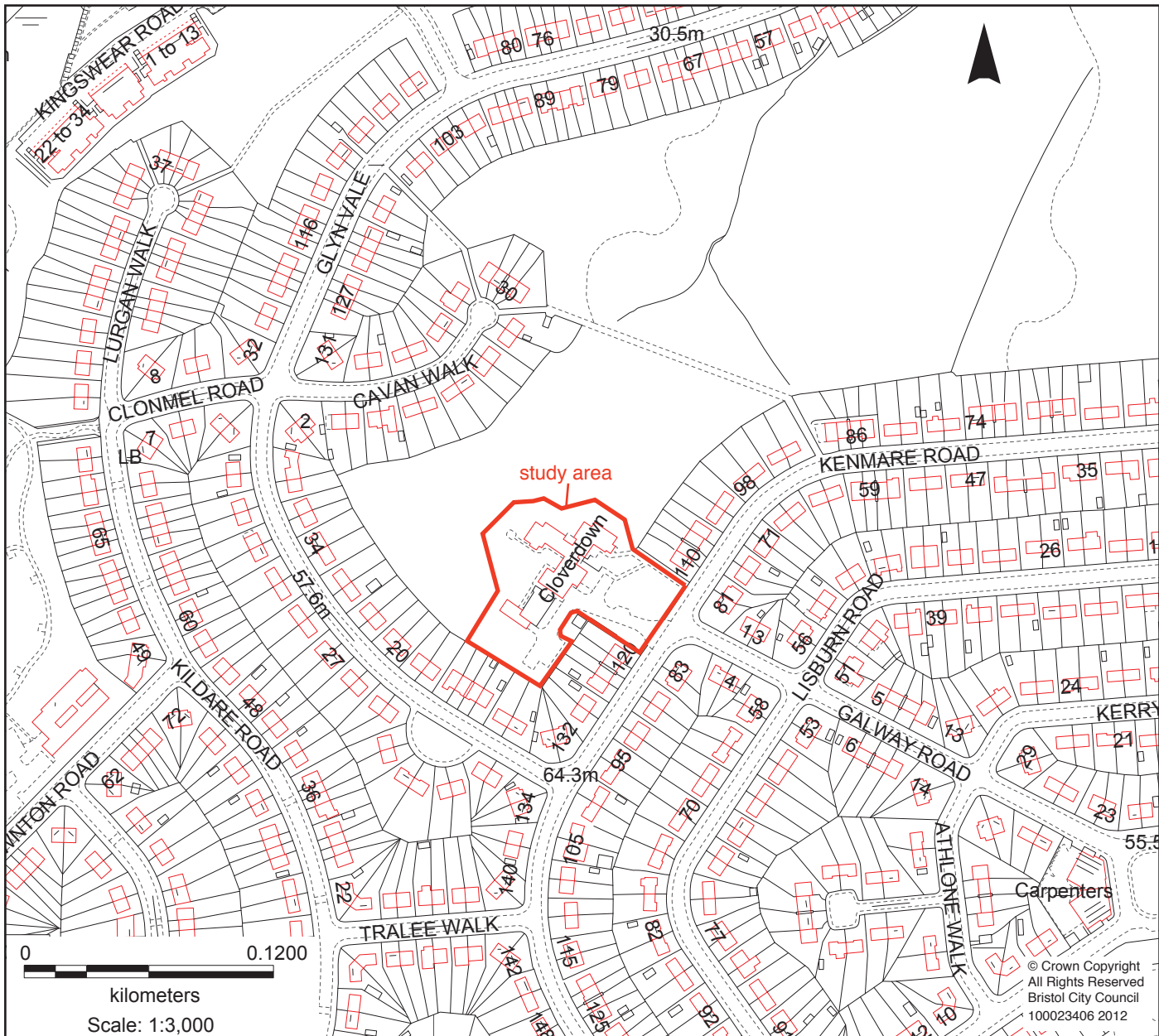


Fig.1 Site location, scale 1: 3000, inset with plate directions



Fig.2 Details from Donn's plan of 1769 (not to scale)

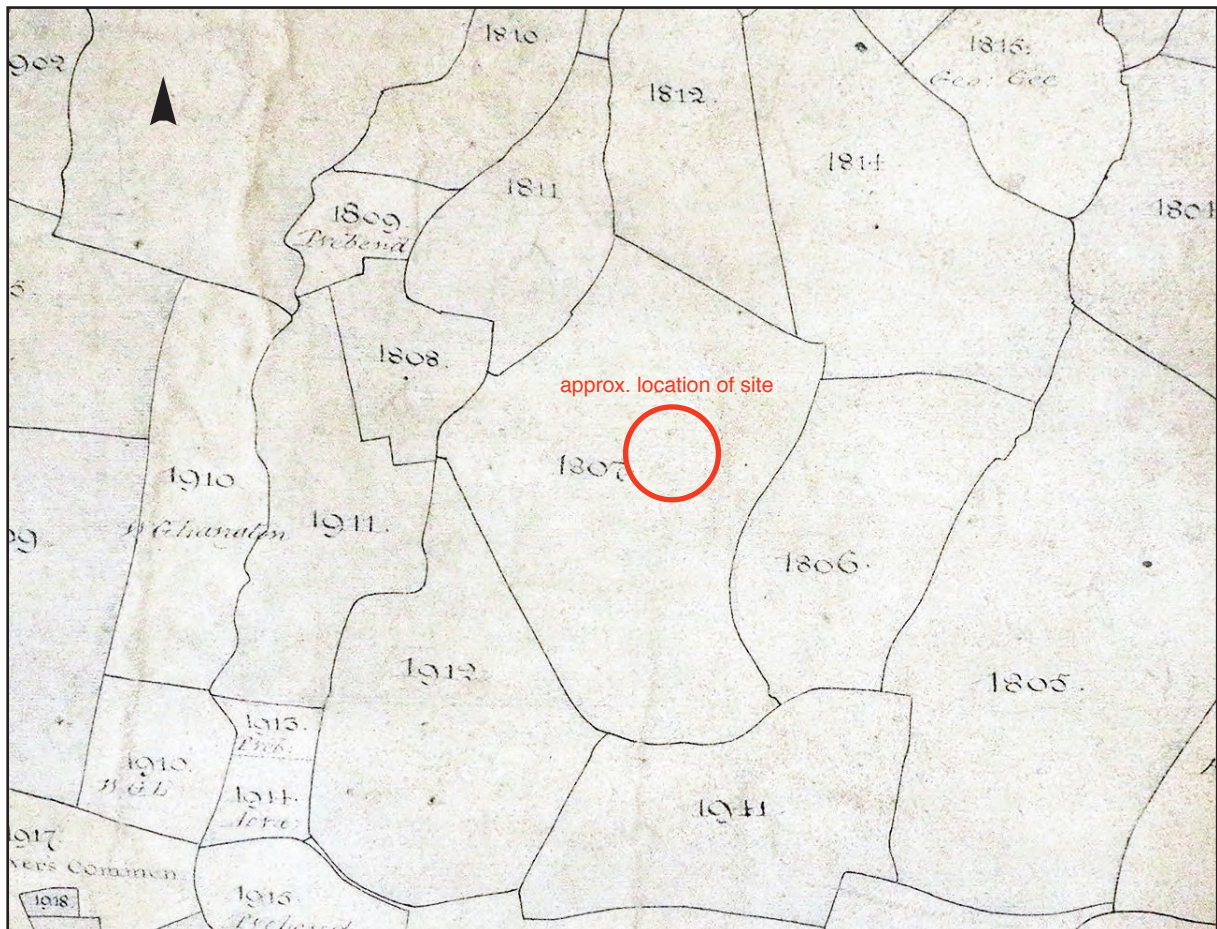


Fig.3 1827 parish map of Bedminster (BRO)

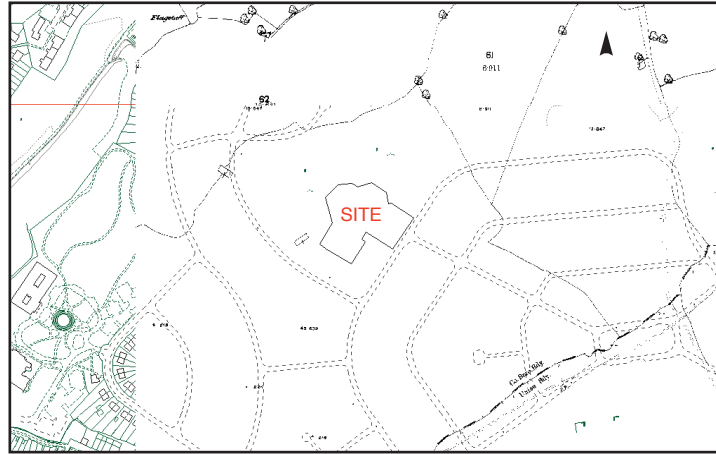


Fig.4 Composite plan showing the former Great Sleight field boundaries in relation to the 1930s road layout and present study area, approximate scale 1:3000



Fig.5 Vertical aerial photograph, dated 1946 showing study area (BHER)

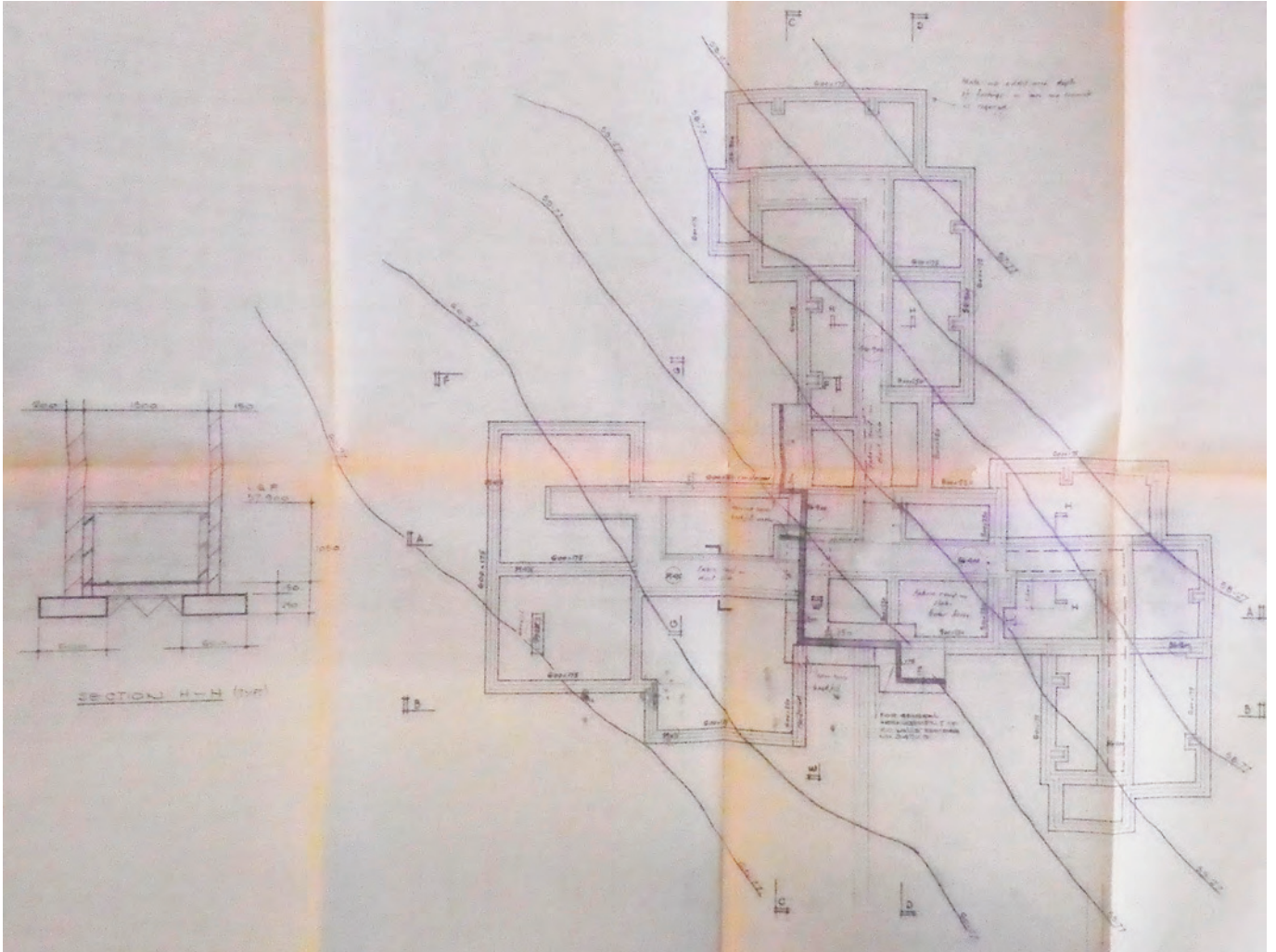


Fig.6 Architect's plan dated 1972 showing foundations of Cloverdown EPH in relation to topographical contours (BCC)

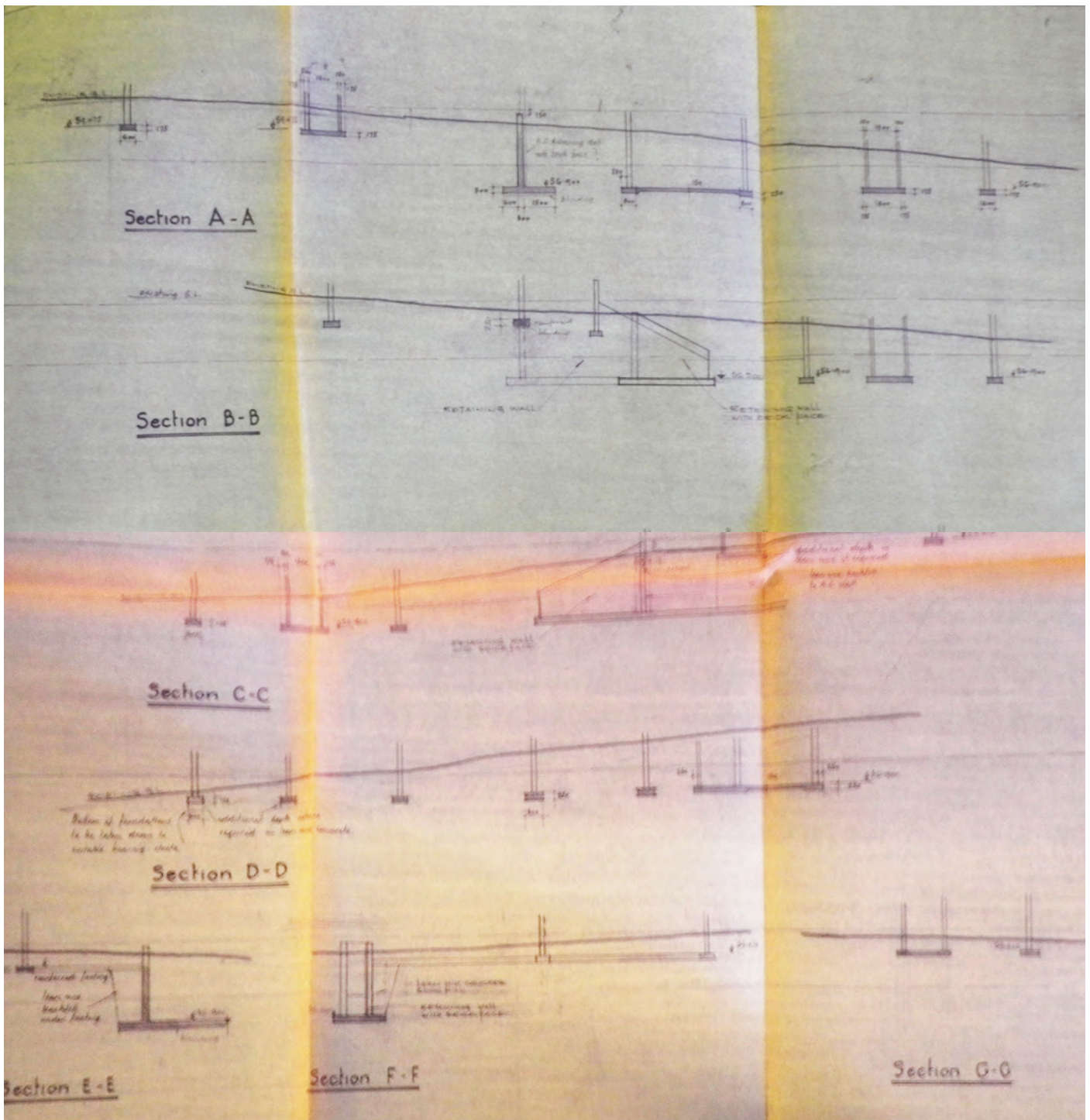


Fig.7 Architect's plan dated 1972 showing foundation profiles of Cloverdown EPH (BCC)

LEGEND

- 1600mm HIGH BRICK SCREEN WALL
- 1800mm HIGH CLOSE BOARD FENCE
- 1200mm HIGH SCREEN WALL
- 1100mm HIGH RAILINGS
- INDICATES TIMBER GATE POSITION
- INDICATES PLOT NUMBER
- INDICATES PARKING ALLOCATION
- INDICATES FRONT DOOR POSITION
- INDICATES REAR DOOR POSITION
- LOCKABLE TIMBER GATE FOR ACCESS INTO COMMUNAL AREA
- INDICATES PARKING AREAS IN GREY BLOCK PATIORS
- INDICATES AREA OF ADOPTABLE HIGHWAY IN RED BLOCK PATIORS
- INDICATES AREA OF ADOPTABLE HIGHWAY IN TARMACADAM
- INDICATES AREA OF ADOPTABLE FOOTPATH IN TARMACADAM
- INDICATES PRIVATE PARKING AREAS IN TARMACADAM
- INDICATES PRIVATE ACCESS PATH INTO COMMUNAL AREA FINISHED IN TARMACADAM
- INDICATES AREAS OF PRIVATE FOOTPATHS
- INDICATES 6.0M WIDE SEWER EASEMENT
- INDICATES EXISTING TREES AND HEDGE TO BE RETAINED ON SITE.
- EXISTING TREES TO BE REMOVED
- INDICATIVE NEW PLANTING

- INDICATES COMPOST BIN POSITION
- INDICATES WATER BUTT POSITION
- INDICATES WHEELIE BINS POSITION
- 60MM MINIMUM LENGTH POTARY LINES FOOTING ARE TO BE SET IN CONCRETE.
- GARDEN SHED TO BE SET ON CONCRETE
- FIXING FOR BIKES TO SECURE BOTH WHEEL AND FRAME.

NEW LANDSCAPING TO BE IN ACCORDANCE WITH DESIGN PRODUCED BY SPECIALIST CONTRACTOR.

TREE PROTECTION

All retained trees should be adequately protected preferably using scaffold poles/panels and weld mesh wire or similar barriers and/or ground protection. The fencing should be erected, where possible, to conform to BS5837:2005 table 2, prior to any demolition/development works taking place.

SUSTAINABLE CODE 3+

- INDICATES COMPOST BIN POSITION
- INDICATES WATER BUTT POSITION
- INDICATES WHEELIE BINS POSITION
- 60MM MINIMUM LENGTH POTARY LINES FOOTING ARE TO BE SET IN CONCRETE.
- GARDEN SHED TO BE SET ON CONCRETE
- FIXING FOR BIKES TO SECURE BOTH WHEEL AND FRAME.



HOUSE TYPES :

- Type A = 2 Bed = 7
- Type B = 2 Bed = 2
- Type C = 3 Bed = 3
- Type D = 3 Bed = 2
- Type E = 4 Bed = 2

Number of Houses. = 16

APARTMENT BLOCK :

- Type A = 2 Bed = 6
- Type B = 2 Bed = 6

Number of apartments. = 12

Total number of units. = 28.

REV.	DESCRIPTION	DATE
1	LOVELL	

CLIENT: RIVER HOUSE, IVINS BRIDGE COURT, OSWALD ROAD, GARDINRY, CARDIFF, CF15 7YD. TEL: 01222 3071 1888. FAX: 01222 3081 1331.

JOB TITLE: Kenmare Road, Bristol.

DRAWING TITLE: Planning Layout.

SCALE: 1:500@A3

DATE: July 2013

DRAWN BY: SJ

REVISION: -

DRAWING NO.: 1209/PL10

hammond
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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers are advised to check drawings before commencing any work or making any workshop drawings.

Fig.8 Proposed site layout, scale 1:500 @ A3



Plate 1 Study area looking north across Kenmare Road frontage



Plate 2 Southern extent of study area, looking north, substation to right of frame



Plate 3 Car park hardstanding, looking south-west towards Donegal Road



Plate 4
North-western extent
of study area,
looking north



Plate 5
Western extent of
Cloverdown showing
terracing into hillside,
looking east



Plate 6
North-western extent
of study area,
looking south



Plate 7
Northern extent of
study area, looking
west



Plate 8
Northern extent of
study area, looking
east



Plate 9
Kenmare Road
frontage of Cloverdown
looking south-west
towards substation



Plate 10 Footpath at eastern boundary of study area, looking north-east



Plate 11 Study area, looking south from Glenvale open space (former Great Sleigh field)