



Bristol and Region
Archaeological
Services

Archaeological Watching Brief
**NOS 22-24 CLOTHIER ROAD,
BRISLINGTON, BRISTOL.**

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FAME
Federation of Archaeological Managers & Employers



Archaeological Watching Brief
at
**NOS 22-25 CLOTHIER ROAD,
BRISLINGTON, BRISTOL.**

Centred on NGR ST 62739 70689

Prepared for **Bestway (Holdings) Ltd**

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A handwritten signature in black ink, appearing to read 'Ian Greig', written over a horizontal line.

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Abbreviations

AD	<i>Anno Domini</i>	EH	English Heritage
aOD	Above Ordnance Datum	Km	Kilometre
BaRAS	Bristol & Region Archaeological Services	m	Metre
BC	Before Christ	NGR	National Grid Reference
BCC	Bristol City Council	NPPF	National Planning Policy Framework
BGS	British Geological Survey	OASIS	Online Access to the Index of Archaeological Investigations
BHER	Bristol Historic Environment Record	OS	Ordnance Survey
c	<i>Circa</i>	PRN	Primary Record Number
DCLG	Dept. for Communities and Local Government		
DCMS	Department for Culture Media and Sport		

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.

November, 2013

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SUMMARY

An archaeological watching brief was undertaken during groundworks associated with the construction of a new warehouse at Nos. 22 – 24 Clothier Road, Brislington, Bristol. The aim of the archaeological work was to record any surviving remains of a substantial post-medieval dwelling known as Winash House. Although the house itself appears to have been destroyed during the construction of industrial units along Clothier Road in the mid-20th century, some features did survive within the Best Pets car park, Dixon Road. The archaeological features include a wall that formed a boundary around a garden and carriage drive to the north of the house, and the surface of the drive itself, both of which are likely have been constructed between the late 17th and early 19th century. Further structural remains associated with Winash House are likely to survive in the south-west corner of Best Pets car park.

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1. INTRODUCTION

- 1.1 This report presents the results of an archaeological watching brief carried out by Bristol and Region Archaeological Services (BaRAS) for Cornish Architects on behalf of Bestway (Holdings) Ltd during the construction of a new warehouse at Nos. 22-24 Clothier Road, Brislington, Bristol (Planning Application No. 13/01149/F).
- 1.2 The fieldwork was undertaken between the 1st of August and the 14th of October 2013.
- 1.3 The project archive will be deposited with Bristol City Museum & Art Gallery under Accession Number BRSMG 2013/40 and a copy of the report will be lodged at the English Heritage Archive. The project has been entered in the Bristol Historic Environment Record as: BHER 25246 and in the OASIS Online Access to the Index of Archaeological Investigations as: bristola1-15552.

2. THE SITE

- 2.1 The site (centred on NGR ST 62739 70689; **Fig. 1**) comprises vacant land at Nos. 22-24 Clothier Road and part of the car park adjacent to Best Pets, Dixon Road. These properties form part of Brislington Trading Estate, in Brislington, Bristol. The site is bounded by Clothier Road to the south-west, No. 26 Clothier Road to the north-west, Best Pets, Dixon Road to the north-east and No. 20 Clothier Road to the south-east.
- 2.2 According to the British Geological Survey (2013) the underlying solid geology comprises Carboniferous sandstone of the Farrington Member and the Barren Red Member (undifferentiated). The solid geology is overlain by superficial deposits of Quaternary head. Best Pets' car park is level, the ground within Nos. 22-24 Clothier Road slopes gently towards the south-west. Ground levels range between approximately 57m and 60m aOD.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 There have been no previous archaeological studies of the site. An early and general account of Brislington can be found in Collinson (1791, 411-14).

Brislington

- 3.2 Historically the site lay in the parish of Brislington, formerly known as 'Brislton' or 'Busseleton'. At the time Domesday Survey (AD 1086), Brislington formed part of the manor of Keynsham. In 1087 Brislington was granted by William II to Robert Fitz-Hamon and became a manor in its own right (Collinson 1791, 411).
- 3.3 Brislington manor passed to John la Warre in 1198 (*ibid*) and remained the possession of the la Warre or de la Warre family until 1554. The manor was purchased by the Lacy family of Shipton-under-Wynchwood in 1586, and in 1653 it was acquired by the Langton (later Gore-Langton) family (*ibid*).
- 3.4 During the medieval period Brislington village was focused around St Luke's Church and the bridge over Brislington Brook. St Luke's has existed since at least the 13th century, but the present church was built in 1420 (Chard *et al* 1995, 7). Industrial development and the proximity of Bristol led to a gradual expansion of the settlement in the 18th and 19th centuries, but Brislington retained its separate, essentially rural, character until the beginning of the 20th century. By the middle of the 20th century it had become a suburb of Bristol.

Winash House

- 3.5 The earliest known development on the site was the construction of substantial country house known as Winash house which existed by 1740. An early 19th-century painting by T. L. Rowbotham (**Plate 1**) depicts Winash House, which was then owned by the Braikenridge family, as a three-storey, double bay-fronted building set in landscaped grounds. The Baikenridge family retained ownership of the property until 1907. It subsequently belonged to the Haldeman, Marryat and Manuel families (*London Gazette*, 4th February 1936; Chard *et al* 1995, 80; *London Gazette*, 27th May 1952). The Marryat and Manuel families both ran market gardening businesses on the site.
- 3.6 The development of Brislington Trading Estate, which had begun with the construction of Crittall's Windows in 1927 (Chard *et al* 1995, 8), was initially focussed along the Bath Road frontage, but after the Second World War it gradually expanded over the farmland to the north-east. Clothier Road was laid out in the late 1950s and by 1972 Winash House had been demolished in order to clear the site for the construction of light industrial/warehouse units.

4. AIMS AND METHODOLOGY

- 4.1 The fieldwork was carried out in accordance with the methodology set out in a *Written Scheme of Investigation* (Greig 2013), *BaRAS Site Manual* (2009) and the Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (IfA 2008). The aim of the watching brief was to record any archaeological features or deposits revealed during the course of intrusive groundworks.
- 4.2 The groundwork was carried out using 360° mechanical excavators fitted with toothed and toothless buckets. The watching brief involved monitoring the excavation of foundation trenches.

5. RESULTS

- 5.1 Full context descriptions of all features and deposits are provided in **Appendix 1**, a summary of which is presented below. Significant features are illustrated in **Fig. 2**.
- 5.2 Excavations along the north-eastern edge of Nos. 22-24 Clothier Road revealed an undated 2.2m wide, 0.75m deep feature (cut 107; **Plate 2**) cut into the underlying bedrock (103). It is unclear if cut 107, which was filled with silty sand 106, was a natural feature such as a tree-throw, or a man-made cut such as a pit or ditch. Fill 106 was overlain by silty sand layer 102, which was in turn overlain by post-medieval yard surface 101. All of these features and deposits were truncated by modern terrace cut 104 (**Plate 3**).
- 5.3 Modern terrace cut 104 was up to 3.5m deep and partially backfilled with crushed concrete, stone and brick rubble (105, 108 & 109). The north-eastern edge of cut 104 was partially overlain by modern topsoil 100.
- 5.4 Two post-medieval structures were uncovered within Best Pets car park. The first was north-south aligned wall 113, which can be identified as a boundary wall depicted on the 1846 tithe map and the 1884 OS plan (**Fig. 3**). Wall 113 was constructed with sandstone rubble bonded with a pinkish brown lime mortar. A second possible wall foundation (116) was uncovered 7m to the west of, and parallel to, wall 113. Structure 116 was 0.7m wide, over 1m long, 0.16m deep and constructed with stone rubble bonded with a pale grey mortar. This feature may have been the foundations of a small outbuilding of 19th or 20th century date, but there are no contemporary plans that depict a structure in this location

6. DISCUSSION AND CONCLUSIONS

- 6.1 Two features associated Winash House were uncovered during the watching brief, both of which existed by 1846. These remains comprise a boundary wall (113) around a garden and carriage drive to the north of the house and the surface of drive (101). The colour of the lime mortar used in both features suggests that they were both constructed between the late 17th and early 19th century.
- 6.2 The construction of Brislington Industrial Estate the mid-20th century involved digging a level terrace into the natural hill slope along the north side of Clothier Road which resulted in the complete destruction of any remains of Winash House to the south-west of the boundary between Nos. 20-24 Clothier Road and Best Pets, Dixon Road. The watching brief has demonstrated that the area to the north of this boundary is less disturbed, which suggests that parts of Winash House may survive in the southern corner of Best Pets car park and the north-western end of Nos. 7-12 Dixon Road.

7. BIBLIOGRAPHY AND SOURCES CONSULTED

Maps & Plans

1846 Brislington Tithe Map

1882 OS 1:2500 plan

1904 OS 1:2500 plan

1916 OS 1:2500 plan

1931 OS 1:2500 plan

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8. ACKNOWLEDGMENTS

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Plans, figures, and plates in this report were prepared by Ann Linge (Design and Production Officer BaRAS). The archaeological work was undertaken by Roy Krakowicz, Cai Mason, Simon Roper and Tracey Smith (Project Officers BaRAS). The project was managed by Ian Greig (Manager BaRAS).

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 (i.e. *Bristol Core Strategy*) 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 7 *Archaeology and Development* (SPD 7, adopted 2006) has been carried forward for use under the present *Bristol Core Strategy* (adopted 2011).

SPD 7, page 4 states that:

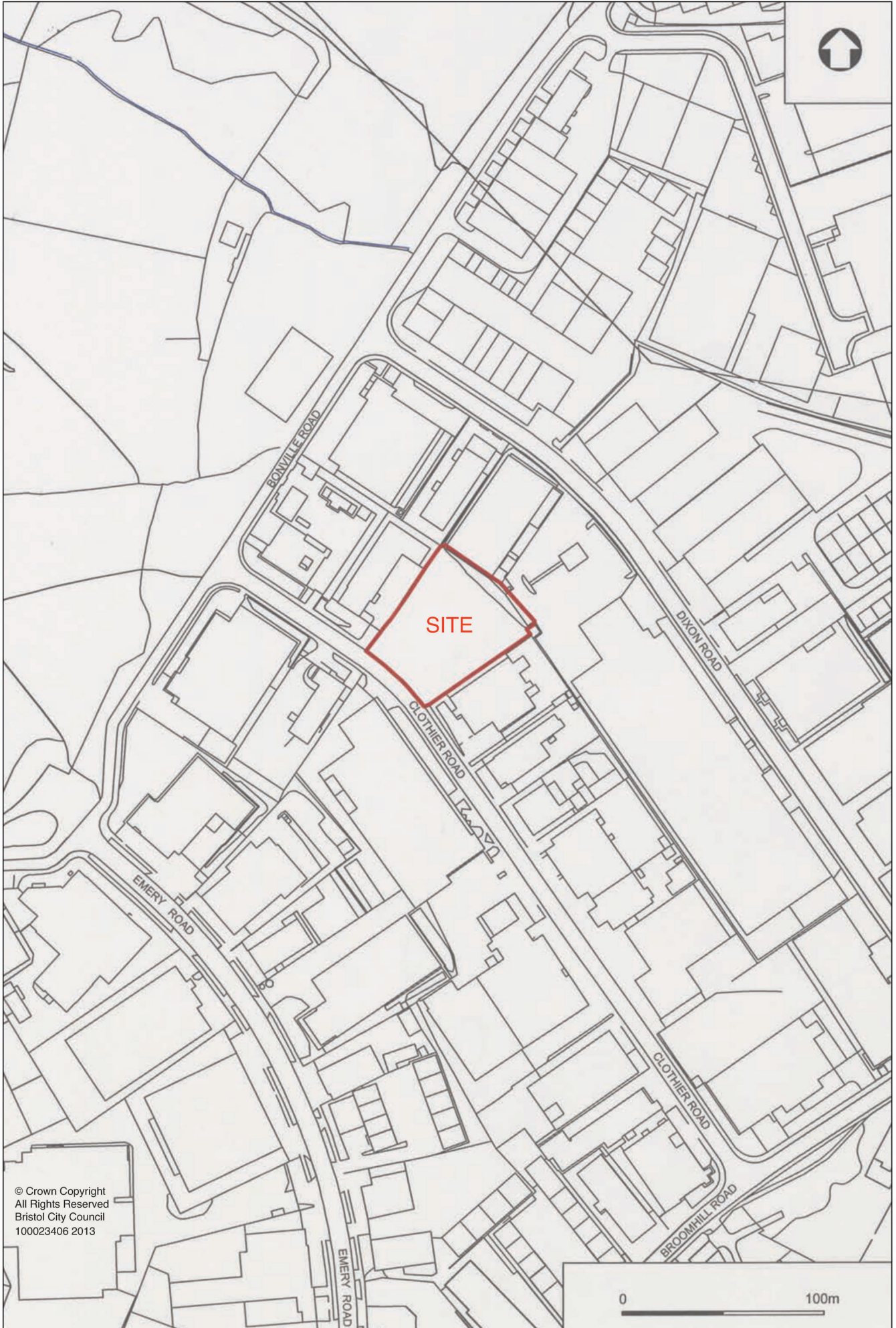
- (i) There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not;
- (ii) Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top 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.

The *Bristol Core Strategy* (2011) retains some policies from the 1997 *Bristol Local Plan* including for the protection of the historic environment as Policy BCS22 which states that development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:

- Scheduled ancient monuments;
- Historic buildings both nationally and locally listed;
- Historic parks and gardens both nationally and locally listed;
- Conservation areas;
- Archaeological remains.

APPENDIX 2: Context Descriptions

Context No.	Type	Description	Stratigraphic relationships	Date
100	Layer	Topsoil. Friable dark brown silty sand with common angular sandstone, brick and sparse metal glass and plastic inclusions. Up to 0.5m thick.	Fills 104	Modern
101	Layer	Yard surface. Friable pale creamy brown crushed lime mortar and sandstone rubble. Up to 0.3m thick.	Cut by 104	Post-medieval
102	Layer	Subsoil. Firm dark reddish brown silty sand. Up to 0.2m thick.	Underlies 101 & 115; overlies 106	Unknown
103	Layer	Sandstone bedrock.	Underlies 102; cut by 118	Geological
104	Cut	Terrace and ditch. Extensive machine-cut horizontal truncation. Up to 3.5m deep and extending across most of the site. There was a drainage channel cut along the north-eastern side of the terrace.	Underlies 100 & 105; cuts 101	Modern
105	Fill	Made ground (fill of 104). Crushed concrete, stone and brick rubble between 0.1m and 1.3m thick.	Underlies 108; fills 104	Modern
106	Fill	Fill of 107. Compact brown silty sand with some angular sandstone inclusions and rare coal inclusions	Underlies 102; fills 107	Unknown
107	Cut	Possible tree-throw or cut feature. 2.2m wide, 0.75m deep cut feature. Seen in section only.	Filled by 106; cuts 103	Unknown
108	Fill	Made ground (fill of 104). Friable dark pink and grey silty sand with brick and stone rubble. Up to 0.4m thick.	Overlies 105	Modern
109	Fill	Made ground (fill of 104). Friable orangey brown and grey silty sand with stone rubble. Up to 0.1m thick.	Fills 104	Modern
110	Cut	Drainage trench. Linear 0.9m wide by 0.8m deep cut for ceramic drainpipe.	Filled by 111; cuts 103	Modern
111	Fill	Ceramic drainpipe.	Underlies 112; fills 110	Modern
112	Fill	Fill of 110. Compact re-deposited natural sandstone rubble.	Overlies 111	Modern
113	Structure	Boundary wall. Aligned NE – SW. Constructed with sandstone bonded with a soft pinkish brown lime mortar containing lime inclusions. Over 3.5m long and 0.65m wide.	Underlies 100; overlies 114	Post-medieval
114	Cut	Construction cut for 113. NE – SW aligned linear cut over 3.5m long and 0.65m wide.	Filled by 113; cuts 115	Post-medieval
115	Layer	Subsoil. Compact yellowish brown sandy silty clay with frequent angular stone inclusions	Cut by 114; overlies 102	Unknown
116	Structure	Possible foundations. Constructed with loose angular stone rubble bonded with a pale grey mortar. Over 0.7m wide and 0.16m deep.	Underlies 100; fills 117	19th or 20th century
117	Cut	Construction cut for 116. NE – SW aligned linear cut 0.65m wide and 0.16m deep.	Filled by 115; cuts 115	19th or 20th century
118	Cut	Pit. Concave cut with a flat base, over 0.75m wide and 0.65m deep.	Filled by 119; cuts 103	Modern
119	Fill	Fill of 118. Dark brown silty clay up to 0.6m thick.	Underlies 100; fills 118	Modern



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Fig.1 Site location plan, scale 1:2500

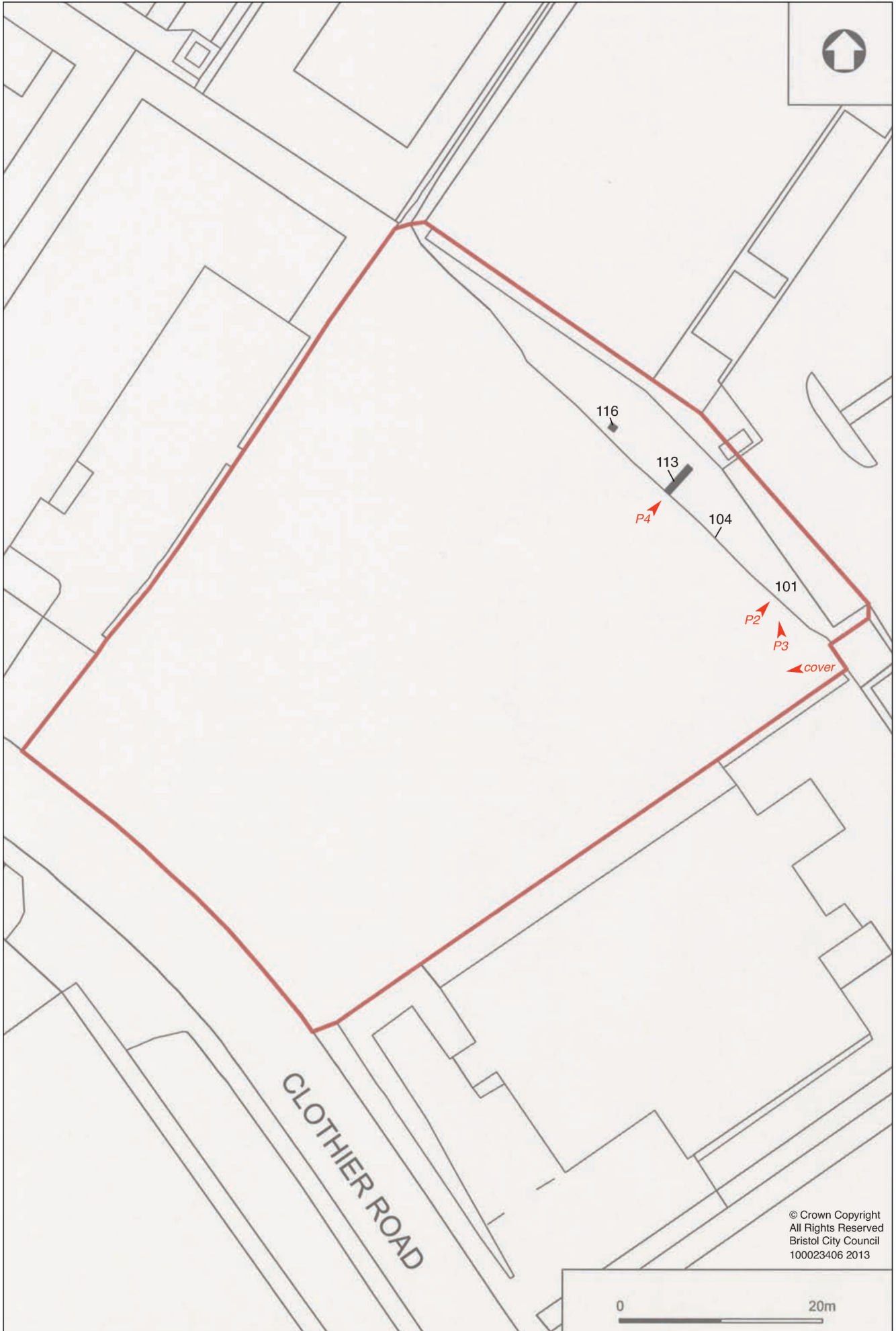


Fig.2 Site plan, scale 1:500, with plate directions

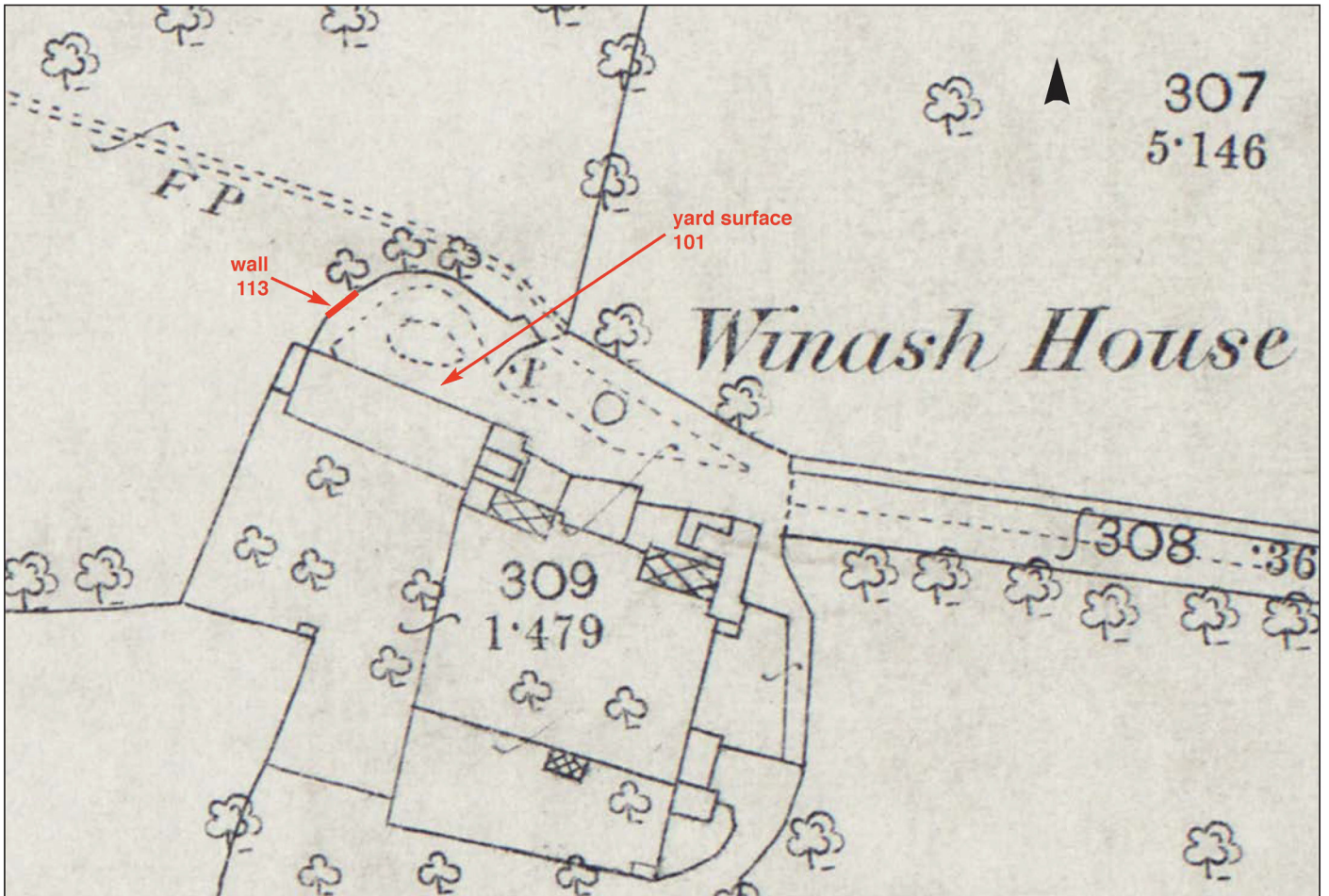


Fig.3 1882 OS plan showing location of wall and yard surface 101



Plate 1
1826 painting of Winash House by
T. L. Rowbotham, viewed from the
north



Plate 2
Cut 107, looking north-east



Plate 3
South-eastern edge of terrace cut 104,
looking north



Plate 4
Wall 113, looking north-east