

Archaeological Building Assessment  
at the rear of  
**NO. 4 HARLEY PLACE,  
CLIFTON, BRISTOL.**  
for  
Mr Edward Ware



Report No. 2115/2009  
BHER No. 24765

By Simon Roper



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at the rear of  
**NO. 4 HARLEY PLACE,  
CLIFTON, BRISTOL.**

Centred on  
N.G.R. ST 56888 73416

Client: Mr Edward Ware  
Agent: Pegasus Planning Group

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### Abbreviations

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

### 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.

February, 2009.

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## **SUMMARY**

Bristol and Region Archaeological Services were commissioned to undertake a building assessment at 4 Harley Place, Clifton, prior to the demolition of the garage at the rear of the property. The evaluation was commissioned at the request of the BCC Conservation Officer in order to assess the building materials that it may be possible to reuse. The garage of no. 4 Harley Place had five principle elements of construction; a wooden roof, flagstone floor, 19th-century brickwork, rubble side walls and modern rebuilding of the front (north) elevation. The majority of these materials are unlikely to be of reuse value. Based on the materials used the structure dates to the early 19th century.

## LIST OF ILLUSTRATIONS

### Figures

Figure 1 Site location plan, scale 1:500.

### Plates

Cover View of the garage from the back lane behind Harley Place, from the north-east

Plate 1 View of the front elevation, from the north

Plate 2 View of the top west corner of the front elevation, from the north

Plate 3 Internal view of the east elevation, from the west

Plate 4 Internal view of the west elevation, from the east

Plate 5 Detail view of the construction of the west elevation, from the east

Plate 6 View of the rear elevation, from the south

Plate 7 View of the vertical break in the brickwork of the rear elevation, from the south

Plate 8 View of degraded brick forming the rear elevation, from the south

Plate 9 View of flagstone forming the floor of the garage, from the east

## **1. INTRODUCTION**

- 1.1 Bristol and Region Archaeological Services (BaRAS) were commissioned by Pegasus Planning Group on behalf of Mr Edward Ware to undertake an building assessment at no. 4 Harley Place, Clifton, prior to the demolition of the garage at the rear of the property. The building assessment was commissioned at the request of the BCC Conservation Officer in order to assess the building materials that it may be possible to reuse. This report will be used to inform both the planning permission and the listed building consent.
- 1.2 The site (centred on NGR ST 56888 73416) is situated on the edge of Clifton Down, within the city of Bristol. The application area is currently occupied by a five storey Georgian townhouse, forming part of terrace with a dressed Bath stone facade. Properties 1-9 of this terrace are all grade II\* listed, and are located within the Clifton Conservation Area. The proposal is for the replacement of the existing garage building with a gable-ended two storey building, constructed from dressed Bath stone and brickwork. This will entail the demolition of all four elevations and the roof of the existing garage.
- 1.3 The fieldwork was undertaken on February 24<sup>th</sup> 2009 by Simon Roper who also compiled this report. The project archive will be deposited with Bristol City Museum & Art Gallery under the Accession Number 2009/19. The project has been entered in the Bristol Historic Environment Record as: BHER 24765 and in the OASIS Online Access to the Index of Archaeological Investigations as: bristola1-55438.

## 2. DESCRIPTION

- 2.1 The existing garage is a single storey structure with a flat roof and few decorative features. It is located to the rear of the property at the end of the garden. Access to the garage is via Harley Mews, a small lane running behind the terrace properties.
- 2.2 The north elevation of the garage faced on to the small lane and comprised a set of wooden double doors, a small section of wood panelling above these, and a boarded up doorway to the west of the double doors (**Plate 1**). These were modern openings and the majority of the brickwork and stonework of this elevation was modern. A remnant of an original brick arch was located on the west side of the elevation above the modern single doorway, the bricks quite degraded. A small area of original stonework also existed in the top west corner of the north elevation (**Plate 2**). On the east side of the elevation was a larger area of original stonework, formed from Pennant sandstone blocks. These blocks appear to be un-worked and un-coursed, the original walls being of rubble construction.
- 2.3 The examination of the east and west elevations was restricted to the internal faces, and was limited by the walls being partially rendered and whitewashed (**Plates 3 & 4**). However, the south end of the east elevation was not rendered, and a small area near the top of both elevations had been dismantled allowing the construction of the wall to be examined (**Plate 5**). Both walls appeared to be of rubble construction with blocks varying in size from 85 mm x 50 mm to 300 mm x 280 mm. All of the stone observed was not worked and very rough. A wooden wall plate ran along the top of both walls on which the roof joists rest.
- 2.4 The south elevation was constructed from red brick, built in a variation of American common bond, with header courses separated by six or seven stretcher courses (**Plate 6**). A doorway with an overlight was located on the west side of the elevation, and a small window on the east side. Vertical breaks in the brickwork (**Plate 7**) indicated an earlier opening, which had gone out of use. The size of the bricks (68 x 110 x 225 mm) and their form suggests an early 19th century date for the elevation's construction. The mortar was grey, lime-based and contained a lot of charcoal, and appeared to be the same mortar used in the construction of the east and west walls, suggesting a similar date for the original construction of the building as a whole. The brickwork as a whole was not in good condition and in places was badly degraded (**Plate 8**).
- 2.5 In places the original flagstone floor was visible (**Plate 9**). The flagstones measured approximately 580 mm x 550 mm.

### **3. CONCLUSION / RECOMENDATIONS**

- 3.1 The garage of no. 4 Harley Place had five principle elements of construction; a wooden roof, flagstone floor, 19th-century brickwork, rubble side walls and modern rebuilding of the front (north) elevation. The majority of these materials are unlikely to be of reuse value.
- 3.2 The majority of the front elevation of the garage is a modern construction, the reuse of these materials appears to be of little benefit.
- 3.3 The two side walls (east and west elevations) are of rubble construction. Some of the larger pieces of Pennant sandstone could be re-used in the construction of the new building, although the value of doing so is debateable given that the majority of the material of the side walls are not visible beneath render within the existing building. It is possible that the stone beneath the render may be worked or of better quality, however no indication of this was observed on site.
- 3.4 The rear (south) elevation was constructed from red brick, and based on the mortar and size of the bricks dates from the early 19th century. The brickwork was not in good condition and in places is degrading quite badly suggesting that the bricks may not have been of very high quality when first used, very likely in what was clearly a utilitarian buildings out of view at the rear of the main property. Reuse of some of the bricks may be possible, although many will probably simply break apart.
- 3.5 The timbers forming the roof did not appear to have any particular reuse value. The one element of the structure that may be worth preserving was the flagstone floor. Only a small section of this was observed but appeared to be good condition, however whether the rest of the floor surface is intact is not known.
- 3.6 It may be possible to reuse some of the materials used in the construction of the garage, however there is little value in doing so. It appears to have been a utilitarian building built in the most economic means available at the time to serve a particular purpose.

### **4. ACKNOWLEDGMENTS**

BaRAS would like to thank Mr Edward Ware and Pegasus Planning group for their assistance and co-operation.

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 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 which would affect a SAM.

### **ODPM PLANNING POLICY GUIDANCE**

The Planning Policy Guidance of Archaeology and Planning (PPG 16) consolidates advice to planning authorities. The Guidance stresses the non-renewable nature of the archaeological resource, details the role of the County Sites and Monuments Record (SMR), encourages early consultation with county and district archaeological officers and sets out the requirement for developers to provide sufficient information on the archaeological impact of development to enable a reasonable planning decision to be made.

PPG 16 also indicates the circumstances where further work would be necessary and outlines the use of agreements and conditions to protect the archaeological resource.

### **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.

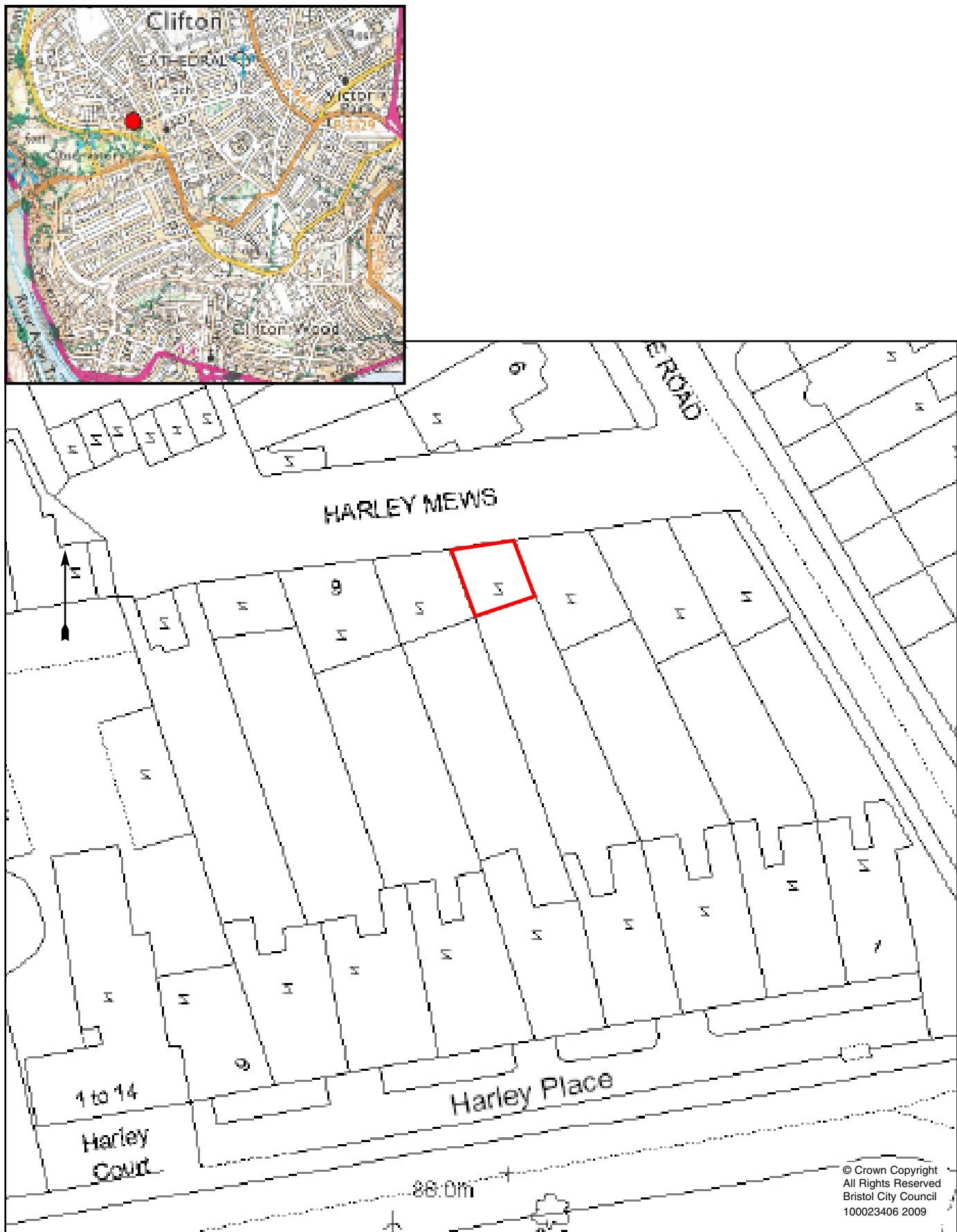


Fig.1 Site location plan, scale 1:500



Plate 1  
View of the front  
elevation, from the north



Plate 2  
View of the top west  
corner of the front  
elevation, from the north



Plate 3  
Internal view of the east  
elevation, from the west



Plate 4  
Internal view of the west  
elevation, from the east



Plate 5  
Detail view of the con-  
struction of the west  
elevation, from the east



Plate 6  
View of the rear  
elevation, from the south



Plate 7  
View of the vertical break  
in the brickwork of the rear  
elevation, from the south



Plate 8  
View of degraded brick  
forming the rear  
elevation, from the south



Plate 9  
View of flagstone forming  
the floor of the garage,  
from the east