

Archaeological Desk-based Assessment
of land occupied by
WINSTANLEY HOUSE,
HOLMES STREET, BARTON HILL, BRISTOL.
for
Leadbitter



Report No. 2129 / 2009
BHER No. 24778

By Tim Longman



Bristol and Region Archaeological Services

St. Nicholas Church, St. Nicholas Street, Bristol, BS1 1UE. Tel: (0117) 903 9010 Fax: (0117) 903 9011



Archaeological Desk-based Assessment
of land occupied by
WINSTANLEY HOUSE,
HOLMES STREET, BARTON HILL, BRISTOL.

Centred on
N.G.R. ST 60838 72820

Client: Leadbitter

CONTENTS

Summary

List of Illustrations

1.	Introduction.....	1
2.	Methodology.....	2
3.	Historical Context.....	3
4.	Archaeological Evidence	6
5.	Cartographic Evidence.....	7
6.	Conclusions.....	9
8.	Sources Consulted.....	10
9.	Acknowledgements.....	12

Appendix 1: Policy Statement

Illustrations and Plates

Abbreviations

AD	Anno Domini	c.	Circa
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		

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.

April, 2009.

COPYRIGHT NOTICE:-

Bristol and Region Archaeological Services retain copyright of this report under the *Copyrights, Designs and Patents Act*, 1988, and have granted a licence to Leadbitter and their agents to use and reproduce the material contained within, once settlement of our account has been received.

Plans reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Bristol City Council, Licence Number LA090551, 2009.

SUMMARY

An archaeological desk-based assessment was carried out at 'Winstanley House', Holmes Road in Barton Hill. The present group of inter-connected two-storey residential buildings (Nos. 1 – 33 Winstanley House) have occupied the site since 1972.

Until the early 1970's and the construction of the present buildings the study area was occupied by an 18th/19th century cottage (later subdivided) on Barton Hill Lane (later Queen Ann Road) and late 19th century terraced housing fronting on Holmes Street, Goulter Street and Queen Ann Road. Prior to the construction of the terraced houses from the late 1870's/early 1880's, the study area lay within two fields (areal units 1083 & 1086) to the south of Barton Hill Lane (now Queen Ann Road). They were known, in 1847, as '*Garden land*' (probably refers to its use for market gardening) and '*House & land*'. The latter areal unit, plot 1086, is shown on plans from 1828 onwards as including a dwelling.

Planning permission was granted in December 1971 for the '*erection of 32 elderly persons dwellings on two storeys, together with common room, laundry and warden's bungalow*'.

A trawl of the Bristol City Council Historic Environment Record (BHER) showed no archaeological entries (excluding the current project) within the study area.

LIST OF ILLUSTRATIONS

Figures

- | | |
|---------|--|
| Fig. 1 | Location plan (1:2500) showing extent of study area |
| Fig. 2 | Plan of Study Area (1:1250), showing plate orientations |
| Fig. 3 | Extract from Plumley & Ashmead's plan of 1828 |
| Fig. 4 | Extract from SS. Philip & Jacob parish survey of c1830 |
| Fig. 5 | Extract from SS. Philip & Jacob Parish Tithe Map of 1847 |
| Fig. 6 | Extract from Ashmead's plan of 1854 |
| Fig. 7 | Extract from <i>1st Edition</i> (1:500) Ordnance Survey map, surveyed 1883 |
| Fig. 8 | Extract from <i>2nd Edition</i> (1:2500) Ordnance Survey map, published 1903 (enlarged) |
| Fig. 9 | Extract from <i>1951 Edition</i> (1:1250) O. S. map, surveyed 1949 |
| Fig. 10 | Extract from <i>1972 Edition</i> (1:1250) O. S. map, surveyed 1971 |
| Fig. 11 | Plan showing BHER entries for Listed Buildings, Events and Monuments |
| Fig. 12 | Proposed Site Plan (provisional) – Redevelopment of Winstanley House, Barton Hill, Bristol |

Plates

- | | |
|---------|--|
| Cover | A view of Winstanley House (looking north-west) from Holmes Street |
| Plate 1 | Looking north-east at the front elevation on Holmes Street |
| Plate 2 | A view of the rear elevation of Winstanley House on Queen Ann Road |

1. INTRODUCTION

- 1.1 Bristol and Region Archaeological Services (BaRAS) was commissioned by Leadbitter, to carry out a desk-based assessment of land currently occupied by 'Winstanley House', Holmes Road, Barton Hill, Bristol BS5 9TD (centred on NGR ST 60838 72820; **Fig.1; Cover**).
- 1.2 The study area (**Fig. 2**), situated in the suburb of Barton Hill, is located approximately 2km east of Bristol city centre. It is located at a height of approximately 16m above Ordnance Datum (aOD). The site is bounded to the north-west by Queen Ann Road, west by No. 60 Queen Ann Road, south-east by Holmes Street, and north-east by Goulter Street. The solid geology beneath the study area comprises Redcliffe (Keuper) sandstone (f6) of the Triassic period.
- 1.3 The desk-based assessment was conducted in order to inform the City Archaeologist for Bristol City Council (the local planning authority) of the archaeological potential of the site. The study area does not lie within a Conservation Area, and there is only one listed building in the near vicinity of the site, specifically St Luke's Church (Grade II). No archaeological projects have previously been carried out within the study area. National and local planning policies, including Planning Policy Guidance Note 16 (Dept of Environment) and Local Plan Policy B22, state that there should be a presumption in favour of the preservation of nationally important archaeological features and sites, outlining the process to be followed in order that the archaeological importance of a site may be determined and mitigation strategies put in place if necessary (see Appendix 1). A Supplementary Planning Document, SPD7, 'Archaeology and Development' has recently been adopted (March 2006). The best means of determining the existence and quality of such sites is by documentary study and, if necessary, by selective field evaluation. This study represents the first stage in this process.
- 1.4 The study involved a visit to the property by Timothy Longman of Bristol and Region Archaeological Services on Wednesday 27 March 2009 (**Plates 1 & 2**), followed by a visit to the Bristol Record Office (BRO) where primary and secondary documentary sources, including photographic, cartographic and other published material was examined. There are several entries in the Bristol Historic Environment Record (BHER) for sites of historical and archaeological interest in the vicinity of the study area, most of which are related to 19th-century industries that operated in the district.
- 1.5 Copies of the report will be submitted to the Bristol City Council Historic Environment Record (BHER) and a digital copy of the report will be available to the National Monuments Record (NMR) maintained by English Heritage in Swindon. The project has been entered in the Bristol City Council Historic Environment Record under reference number BHER 24778, and has also been issued with the OASIS reference bristola1-57259.

2. METHODOLOGY

- 2.1 The aim of this desk-based assessment is to inform the planning process in order that a reasoned decision can be taken regarding any archaeological resource.
- 2.2 The principal objectives of the assessment are:
- to locate any archaeological features affected by the proposed development, assessing the potential for survival, likely condition, and significance of any archaeological features, deposits or structures within the study area.
 - to advise on the potential impact of development upon the archaeological resource.
- 2.3 The following key sources have been consulted
- Documentary sources relevant to the study area including maps and surveys, leases etc.
 - Topographical photographs, prints and drawings
 - Bristol City Council Historic Environment Record (BHER)
 - Other published sources as a general background
- 2.4 Selected material from the collections of Bristol Record Office (BRO) and Bristol Central Reference Library were consulted. Historical and archaeological information, relevant to the study area, in the Bristol City Council Historic Environment Record (BHER), as well as planning application information held by the Planning Department of Bristol City Council in Brunel House, was examined.
- 2.5 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, St Nicholas Street, Bristol BS1 1UE.
- 2.6 It is important to note that caution should be exercised when considering information gained from maps, particularly from early examples (Hindle 1998). Consideration should always be given to the 'white spaces on the map' in addition to information possibly added later. Note that the geodetic accuracy of the maps examined is quite poor in some cases.
- 2.7 A visit to the study area was made by Tim Longman of Bristol and Region Archaeological Services (BaRAS) on the 27th March 2009. Photographs and rough notes were taken during the visit.

3. HISTORICAL BACKGROUND

General

- 3.1 The study area is situated in the historic parish of SS Philip & Jacob Without, which formed a part of the hundred of Swinehead and later part of the hundred of Kings Barton (or Barton Regis), in the county of Gloucestershire until 1835, when the outparish was incorporated into the City and County of Bristol (a county corporate).
- 3.2 Swinehead Hundred is not yet covered by the *Victoria History of the Counties of England*, but a general accounts of Barton Hill can be found in Rudder (1779).

Prehistoric and Roman

- 3.3 There is no evidence for prehistoric or Romano-British activity in the vicinity of the study area. However the possibility of early activity around the site cannot be precluded.

Anglo-Saxon Period

- 3.4 The study area lay well to the east of the limits of the burgh of *Bricgstow*, established by the later 10th century, and no archaeological remains from this period have been found in the vicinity. By the time of the Norman Conquest in 1066 the study area lay within the bounds of the Royal Forest of Kingswood, a part of the extensive Royal Manor of Barton (Regis).

Medieval Period

- 3.5 At the time of the Domesday Survey in 1086 the manor of Barton lay in the Hundred of Swinehead in Gloucestershire. The entry for Barton Regis, referred to as '*Bertune*' reads:

In Barton (Regis) at Bristol there were 6 hides. In lordship 3 ploughs; 22 villagers and 25 smallholders with 25 ploughs. 9 slaves and 18 freedmen who have 14 ploughs. 2 mills at 27s.

- 3.6 Land in the manor of Barton Regis produced timber and farm produce for the maintenance of Bristol Castle (Morris 1982, 153b, Williams & Martin 1992, 448). The study area then may well have comprised demesne pastures of the Barton to the north-east of an area of marsh that was periodically flooded by the tidal River Avon and referred to in contemporary documents as the 'Kings Marsh' (now St Philips Marsh).
- 3.7 By 1260 the new Hundred of Barton Regis had been created out of part of the old Swinehead Hundred, incorporating various members of the manor including Bitton, Hanham and Hambrook (Smith 1964, 83).
- 3.8 The parish church of SS Philip & Jacob, founded c.1137, was a cell of Tewkesbury Abbey and may well have owned land in the 'Kings Barton'. Numerous medieval ecclesiastical records and deeds survive in Bristol Record Office (BRO), which indicate that development was occurring beyond the boundaries of the town between the late 12th and 13th centuries, yet although names of houses, curtilages, crofts and land holdings are mentioned, the use of topographical features or contemporary place names to describe locations means that it is practically impossible to accurately locate boundaries prior to the 17th century (Walker 1998, 345-48). For example, the names of some of the pastures in the Barton are recorded, such as a meadow belonging to St Mark's Hospital called '*Wainbroke*' (after the Wain Brook) that extended in the 13th century between the '*meadow of the hospital of St Lawrence of Bristol and the meadow formerly of Richard de Pisa*' (Ross 1959, 249).

- 3.9 The study area lay outside the boundaries of the newly constituted County of Bristol, established during the reign of King Edward III in 1373.
- 3.10 The very dispersed settlement pattern that characterised the Barton was a product of piecemeal, progressive encroachment and small-scale colonisation of the former royal lands, a process that accelerated following the formal disafforestation of the Royal Forest. The medieval state records known as the ‘Pipe Rolls’ make it clear that so-called ‘preprestures’ (illegal clearances and enclosures within the bounds of the legal forest) were being established as early as the 12th century (Moore 1982).

Eighteenth Century

- 3.11 From the late 18th-century industries such as glass-making, potteries and brickworks began to develop on the north bank of the River Avon. Following the construction of the Feeder Canal c.1809, the opening of the Great Western Cotton factory in 1838 and the railway in 1839 the area became increasingly industrialised. Low-quality housing for workers was soon built along the lanes leading to the various industrial premises.

Nineteenth Century

- 3.12 The parish of SS. Philip & Jacob was part of Gloucestershire until it was incorporated into the City and County of Bristol in 1835. The tithe apportionment that accompanies the SS. Philip and Jacob Tithe map of 1847 (**Fig.4**) gives details of the areal units (1083 & 1086) within the study area (see **Table 1**). The house in areal unit 1086 was then occupied by Moses Blackmore.

Areal Unit No.	Owner	Occupier	Name and Description of Lands and Premises	State of Cultivation	Quantities		
					a.	r.	p.
1083	Jacob Crook	Moses Blackmore	Garden Land	Arable	4	1	17
1084	----Do----	----Do----	----Do----	----Do----	1	2	25
1085	----Do----	----Do----	----Do----	----Do----	1	0	31
1086	----Do----	----Do----	House & Land	----Do----	1	0	20
1088	----Do----	----Do----	Garden land	----Do----	6	1	13

Table 1: Extract from SS Philip & Jacob tithe apportionment
(see **Fig.4** for map)

- 3.13 Tilly’s Court House was vacant as a dwelling from 1820 to 1852, after this date it was rented by the Goodrope family who changed the name of the house to Queen Anne’s House (Pritchard 1894, 73). The pottery established there by James Duffett utilised the barns, yards and adjoining land until it moved to a site opposite some time in the later 1850s or early 1860s.
- 3.14 The study area was included within the new parish of ‘St Luke, Barton Hill’ created in 1850 out of part of the parish of SS Philip & Jacob. The new church (Grade II Listed Building; Listed Building No. 901-1/43/360), erected in 1842-3, was built to minister to the increasingly populous suburb.
- 3.15 In 1896 the street name of Barton Hill Lane was formally changed to Queen Ann Road.

Twentieth Century

- 3.19 An application was submitted by Bristol City Council in late 1971 to redevelop the land at Holmes Street/Goulter Street/Queen Ann Road. The application was for elderly persons residential accommodation (32 flats) with amenities.
- 3.20 The 22 December 1971 planning consent (Planning Ref: 71/03770/P_U) was granted subject to condition(s) for the *'Erection of 32 elderly persons dwellings on two storeys, together with common room, laundry and warden's bungalow'*.

4. ARCHAEOLOGICAL EVIDENCE

- 4.1 No previous archaeological work has taken place within the study area. The results of a trawl of the Bristol City Council Historic Environment Record (BHER) were provided by Peter Insole (Archaeological Officer). No entries (excluding the current project) are recorded in the study area, but others in the near vicinity are summarised in **Table 2** below:

Table 2: Summary of Bristol City Council Historic Environment Record (HER) trawl (see Fig. 11)

No.	Location	Description	Year/Period
901-1/43/360	Church Street	Church of St Luke	1843
901-1/43/1927	Silverthorne Road	Warehouse	C19
21301	Queen Ann Road	Tilley's Court, Survey of	1893
21302	Queen Ann Road	Barton Hill Pottery, Cartographic depiction of	1883
21695	Maze Street	Great Western Cotton Works, Description of	1883
22089	Church Street	Desk-based Assessment	2004
24557	Avonvale Road	Watching Brief	2007
24672	34-40 Queen Ann Rd	Desk-based Assessment	2008
1810M	Maze Street	Great Western Cotton Works	1838
2145M	Queen Ann Road	Rhubarb Tavern	C18/C19
2292M	Queen Ann Road	Barton Hill Primary School	1894
2293M	Queen Ann Road	Tilly's Court	C16
2709M	Queen Ann Road	Barton Hill Pottery	c1860
3211M	Church Street	Church of St Luke	1843

5. CARTOGRAPHIC EVIDENCE

- 5.1 The study area lay beyond the extent of the earliest cartographic depictions of Bristol, such as those by Smith and Hoefnagle that date from the later 16th-century.
- 5.2 The earliest map to give any impression of the general area was prepared for Thomas Chester of Knolle Park and is dated 1610. The map was reproduced by Braine in his book of 1891 on the history of Kingswood forest (Braine 1891). This document is not really a map in the accepted, modern sense, but rather an impressionistic sketch with little detail, but nonetheless useful in that it shows the (approximate) positions of named properties, landmarks and features which are known from later evidence but many of which have now gone. The relative positions of features also appear for the most part to be pretty accurately portrayed. There is no key attached to Braine's reproduction of the map so it is impossible to know whether or not the original carried one, but the study area is located beyond the eastern outskirts of the City. The area of *Barton Hill* is depicted to the south of the main road from Bristol to London. Roadways, enclosed fields and a single building give the impression of settlement and a relatively large property labelled *Fyllys Court* is shown on the edge of the *Kinges Marshe* that would later be called St Philips Marsh. Part of the marsh is depicted as being enclosed, indicating that drainage and reclamation was underway by that time. The property of *Fyllys* (Tilley's) Court was rebuilt by a successful local Brewer called Thomas Harris in 1658 and stood a short distance to the west of the study area until its demolition in 1894 (BHER 20187).
- 5.3 The study area was hidden by a cartouche on Jacobus Millerd's maps of 1673 and the early 18th century. Rocque's plan of 1742 showed that while several garden houses (second residences of wealthy merchants, such as Tilly's Court) may have been constructed on south-facing slopes above the marsh, the area was mostly under cultivation for market gardening or pasture at that time. Later 18th-century plans of Bristol, such as those by Donne (1773) and Matthews (1794) showed no detail of individual properties.
- 5.4 The first cartographic source that shows the study area in any useful detail is Plumley & Ashmead's map titled '*Plan of Bristol & Its' Suburbs*' of 1828 (**Fig.3**) which depicts the study area as being almost entirely undeveloped and occupying parts of two areal units, one of which has a row of buildings, comprising a cottage and outbuildings, located next to the route of Barton Hill Lane (later Queen Ann Road). The small plots to the east appear to be small-holdings/market gardens with associated farm buildings, while the large field to the south appears to be under pasture. A few fields away, to the south-west, was a fairly large dwelling called *Barton Hill House* in its own enclosure (later to become the Rhubarb Tavern) and to the west, the buildings of *Tilly's Court House*.
- 5.5 A parish-survey map of c1830 (BRO 37959/31) (**Fig.4**) showed no changes to the study area, the impending route of the Great Western Railway had been sketched on this plan, unfortunately no terrier survives to accompany this survey.
- 5.6 No major changes were shown on the SS. Philip and Jacob Tithe map (BRO EP/A/32/10) of 1847 (**Fig.5**). The accompanying tithe apportionment gives details of the two areal units of the study area (see **Table 1**).
- 5.7 George Ashmead's plan of 1854 (**Fig. 6**) showed the study area largely comprising farmland with some dwellings and Barton Hill Lane was labelled as *Queen Anne Street*, evidently after the new name for Tilly's Court.
- 5.8 George Ashmead's plan of 1874 shows that the main road was still called *Barton Hill Lane*. It appears to indicate that the cottage shown on the previous plan was still extant, however, as this plan was a working document it also shows later additions, including terraced houses on

Holmes Street, Goulter Street and Barton Hill Lane, and so cannot be relied on too heavily for dating or phasing.

- 5.9 The study area is shown, on the 1st Edition (1:500) Ordnance Survey plan of 1885 (**Fig. 7**), as by then having been subject to a major programme of housing development associated with the growth of industry and an accompanying increase in the population of the area. From the late 1870's two-storey terraced housing was built on Barton Hill Lane (now Queen Ann Road) and new residential streets were laid out across the former fields to either side, including Holmes Street and Goulter Street. The 1885 1st Edition Ordnance Survey plan shows back-to-back terraced houses occupying practically the whole of the study area. They consisted of numbers 31–41 Holmes Street (nos. 15 – 29 awaiting construction), numbers 64 – 98 Barton Hill Lane (later Queen Ann Road) and four houses (numbers unknown) on the west side of Goulter Street.
- 5.10 The Ordnance Survey 1:2500 plan editions of 1903 (**Fig. 8**) and 1918 show no major changes to the study area other than the addition of numbers 15-29 Holmes Street. By the time of the 1903 edition O.S. plan the study area was fully developed, with terraced dwellings, with gardens to the rear, constructed on Holmes Street, Goulter Street and on Queen Ann Road.
- 5.11 Goad's Fire Insurance Plans (vols. I & 2) are useful working documents, updated from 1896 to c1952 and as with the Ashmead plan of 1874 they tend to show several phases of development, which may or may not have been contemporary. Unfortunately however, in this case, the study area falls between two plans (Nos. 53 & 54) and so is not covered, with only the streets being shown on the accompanying index plan.
- 5.12 The Ordnance Survey (1:2500) plan of 1951 shows that, apart from the demolition of No. 41 Holmes Street and the three terraced houses on the west-side of Goulter Street, the study area was largely unaltered (**Fig. 9**).
- 5.13 However, by the time of the 1972 edition (**Fig. 10**) numbers 76 – 96 Queen Ann Road had been demolished, leaving No. 98 isolated at the junction with Goulter Street. Numbers 64 – 74 and number 98 Queen Ann Road would soon follow. Numbers 31 – 39 Holmes Street had also been cleared, while numbers 15 – 29 were still awaiting demolition.

6. CONCLUSIONS

- 6.1 *Planning and Policy Guidance Note 16: Archaeology and Planning* (PPG 16, 1990) highlights the fragility and finite nature of England's archaeological resource. It is stressed that, depending on the particular circumstances involved, significant archaeological remains should be preserved, whether physically or 'by record' (Breeze 1993; Cullingworth & Nadin 1994).
- 6.2 No previous archaeological work has been undertaken in relation to the study area. Other archaeological work carried out in the vicinity of the study area has been extremely limited.
- 6.3 Cartographic evidence shows that there was a single dwelling within the study area, alongside Barton Hill Lane (now Queen Ann Road), by 1828 and it (by 1874 a pair of cottages numbered, in 1883, 76 & 78 Barton Hill Lane) survived until the early 1970's after which it was demolished to make way for Winstanley House.
- 6.4 The study area was occupied by terraced housing for nearly 100 years from the late 1870's/mid 1880's (see **Fig. 6**) until the early 1970's. In 1971 a planning application by Bristol City Council for the redevelopment of the site was approved and Winstanley House (a number of inter-connected two-storey blocks comprising 32 elderly persons flats) was subsequently erected.
- 6.5 A brief walk-over survey around the perimeters of the current property was conducted by the author in late March 2009 and it was clear that no structures pre-dating the early-1970's redevelopment had been retained.

7. SOURCES CONSULTED

Bristol Central Library

Bristol City Council Historic Environment Record (BHER)

Bristol Record Office (BRO)

Maps and Plans

- 1828 *'Plan of Bristol & Its' Suburbs'* by J. Plumley & G. Ashmead
- c1830 Survey of the Parish of SS. Philip & Jacob (BRO 37959/31)
- 1847 *'Parish of SS. Philip & Jacob Tithe Map & Apportionment'* (BRO EP/A/32/10)
- 1854 *'Plan of Bristol & Its' Suburbs'* by George Ashmead
- 1874 *'Plan of Bristol & Its' Suburbs'* by George Ashmead
- 1883 *1st Edition Ordnance Survey plan (1:500). Surveyed 1883; Published 1885. Gloucestershire, Bristol, Sheets LXXII.13.24 & LXXVI.1.4*
- 1903 *2nd Edition Ordnance Survey plan (1:2500). Surveyed 1880-82; Revised 1902; Published 1903. Gloucestershire, Bristol, Sheets LXXII.13 & LXXVI.1*
- 1913 *Edition of 1918 Ordnance Survey plan (1:2500). Surveyed 1880-82; Levelling Revised 1902; Revised 1913; Published 1918. Gloucestershire Sheets LXXII.13 & LXXVI.1*
- 1951 *Ordnance Survey plan (1:1250). Surveyed 1949; Published 1951. Sheet ST 6072 NE*
- 1971 *Ordnance Survey plan (1:1250). Surveyed 1949; Levelling Revised 1956; Revised 1971; Published 1972. Sheet ST 6072 NE*

Documents in the Bristol Record Office Collection

- 1895 *'Goulter Street, Barton Hill – adoption of highway'* BRO 40287/3/49
- 1896 *'Holmes Street, Barton Hill – adoption of highway'* BRO 40287/3/99

Planning Documents in the archives of the Planning Dept., Bristol City Council

71/03770/P_U Planning application (Granted subject to condition(s) 22 December 1971) seeking *'Erection of 32 elderly persons dwellings on two storeys, together with common room, laundry and wardens bungalow'*

Published Sources

Braine J. A., 1891 *History of Kingswood Forest*, reprinted in facsimile in 1991, by Kingswood History Society.

Breeze, D J 1993 Ancient Monuments Legislation. In Hunter, J and Ralston, I (eds.) 1993 *Archaeological Resource Management in the UK: An Introduction*. Stroud: Alan Sutton Publishing Ltd

Cullingworth, J B & Nadin, V 1994 *Town and Country Planning in Britain*. Eleventh Edition. London: Routledge.

Davis, M.J., Gdaniec, K.L.A., Brice, M. & White, L., 2004. *Mitigation of Construction Impact on Archaeological Remains*. London: Museum of London Archaeology Service (for English Heritage).

Ekwall, E., 1960. *The Concise Oxford Dictionary of English Place-Names*. Fourth Edition. Oxford: Clarendon Press.

IFA, 2001. Institute of Field Archaeologists. *Standards and Guidance for Archaeological Desk-Based Assessment*. Originally published in 1994; revised 2001.

Mills, A.D., 1991 *A Dictionary of English Place Names*. Oxford: Oxford University Press.

Moore, J.S., 1982 The medieval Forest of Kingswood, *Avon Past* 7, 6-16.

Morris, J., 1982 *Domesday Book, 15 Gloucestershire*. Chichester.

Muir, R., 2004 *Landscape Encyclopaedia: A Reference Guide to the Historic Landscape*. Macclesfield: Windgather Press Ltd.

PPG15, 1994 *Planning Policy Guidance: Planning and the Historic Environment*. (PPG15). London: Her Majesty's Stationery Office.

PPG 16, 1990 *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16). London: Her Majesty's Stationery Office.

Prichard, J. E., 1894 Tilly's Court House, Bristol. *Proc of the Clifton Antiquarian Club* Vol.1 3, 71-78.

Ross, C., (ed) 1959 Cartulary of St Mark's Hospital Bristol. *Bristol Record Soc* 21.

Rudder, S., 1779 *A New History of Gloucestershire*. (With a new introduction by N.Herbert). Republished by Alan Sutton 1972 in collaboration with Gloucestershire County Library. Dursley: Alan Sutton.

Russell, J. & Williams, R. G. J., 1984 *Romano-British sites in the City of Bristol- A Review and Gazetteer*. Bristol: Bristol & Avon Archaeological Society.

Smith, A. H., 1984 *The Place-names of Gloucestershire: Part III*. Cambridge. Cambridge University Press.

The Barton Hill History Group, 1997 *Images of England: Barton Hill*. Stroud: Tempus Publishing Ltd.

Walker, D., (Ed.) 1998 *The Cartulary of St Augustine's Abbey, Bristol*. Bristol: Bristol & Gloucestershire Archaeological Society.

Watts, V. (ed.), 2004. *The Cambridge Dictionary of English Place-Names*. Based on the collections of the English Place-Name Society. Cambridge: Cambridge University Press.

Williams, Dr A. & Martin, Prof. G. H. 1992 *Domesday Book: A Complete Translation*. London: Penguin Books.

8. ACKNOWLEDGEMENTS

Bristol and Region Archaeological Services wishes to thank Bleddyn Watts of Leadbitter, Peter Insole (Archaeological Officer) of Bristol City Council and staff of the Bristol Record Office (BRO) and the Bristol Central Library for their cooperation and assistance.

This report was compiled by Timothy Longman (Project Officer, BaRAS) and produced by Ann Linge (Design & Production Officer, BaRAS) of Bristol and Region Archaeological Services.

The project was managed by Bruce Williams (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 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.

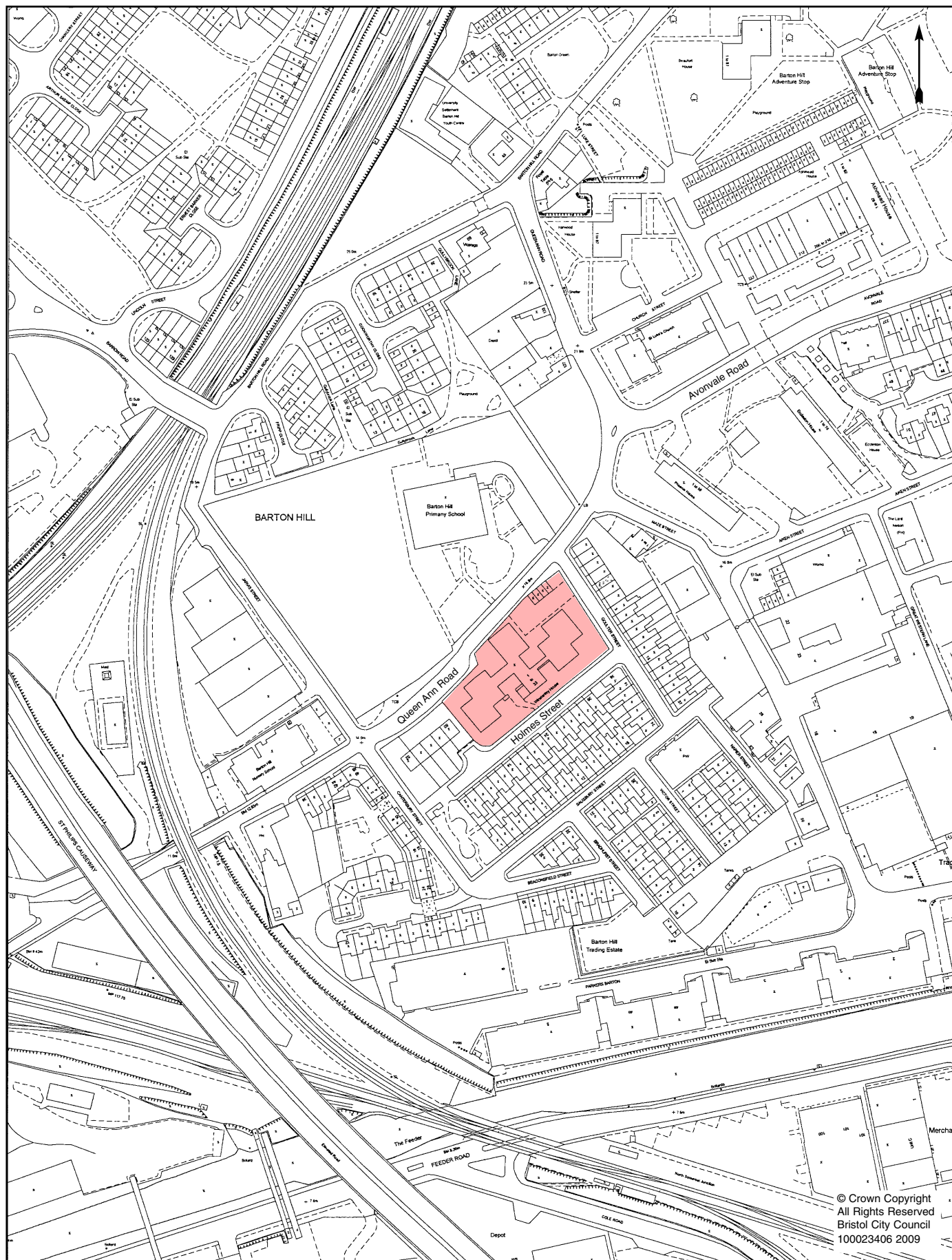


Fig.1 Location plan (1:2500) showing extent of study area

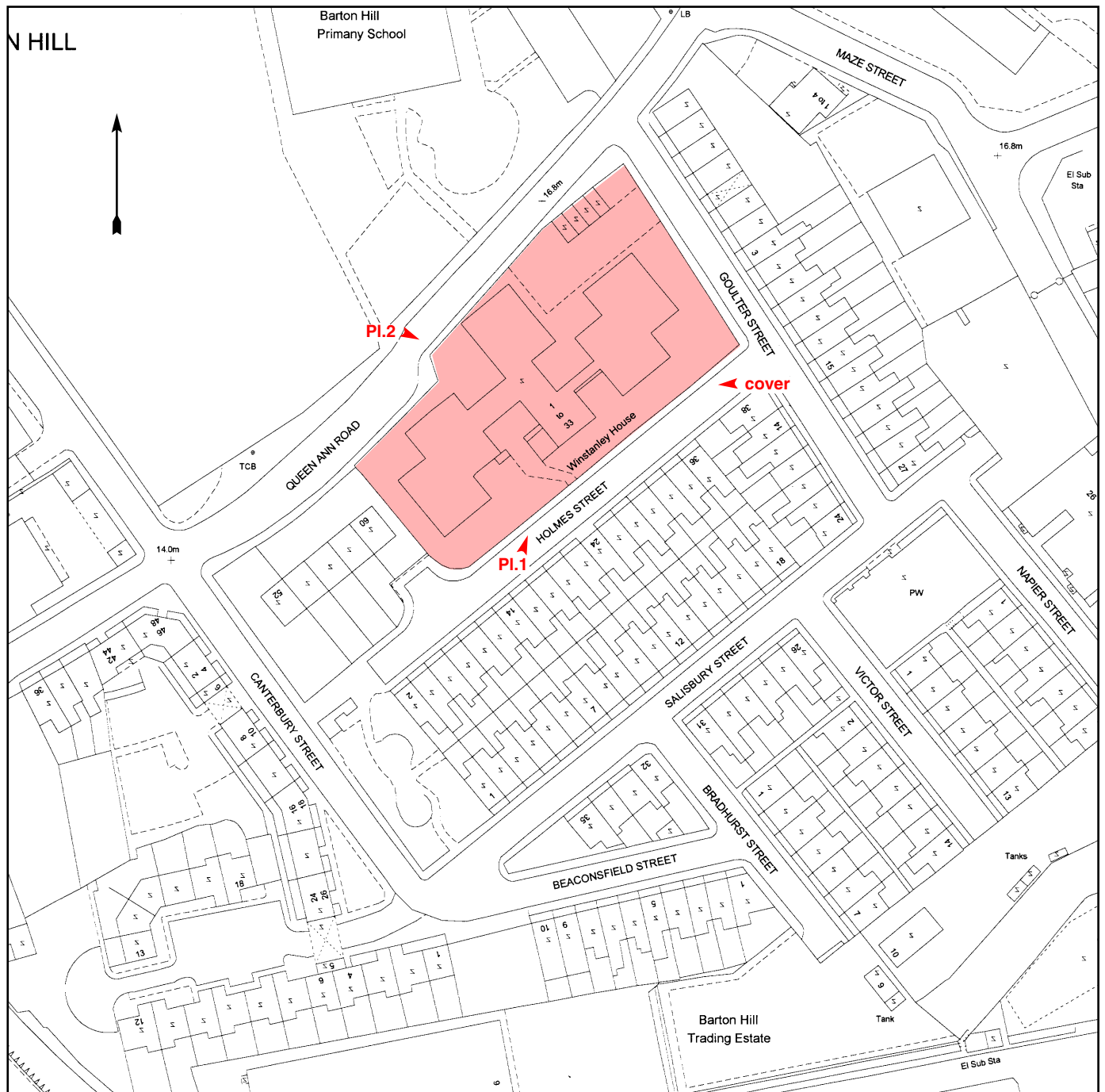


Fig.2 Plan of Study Area (1:1250), showing plate orientations

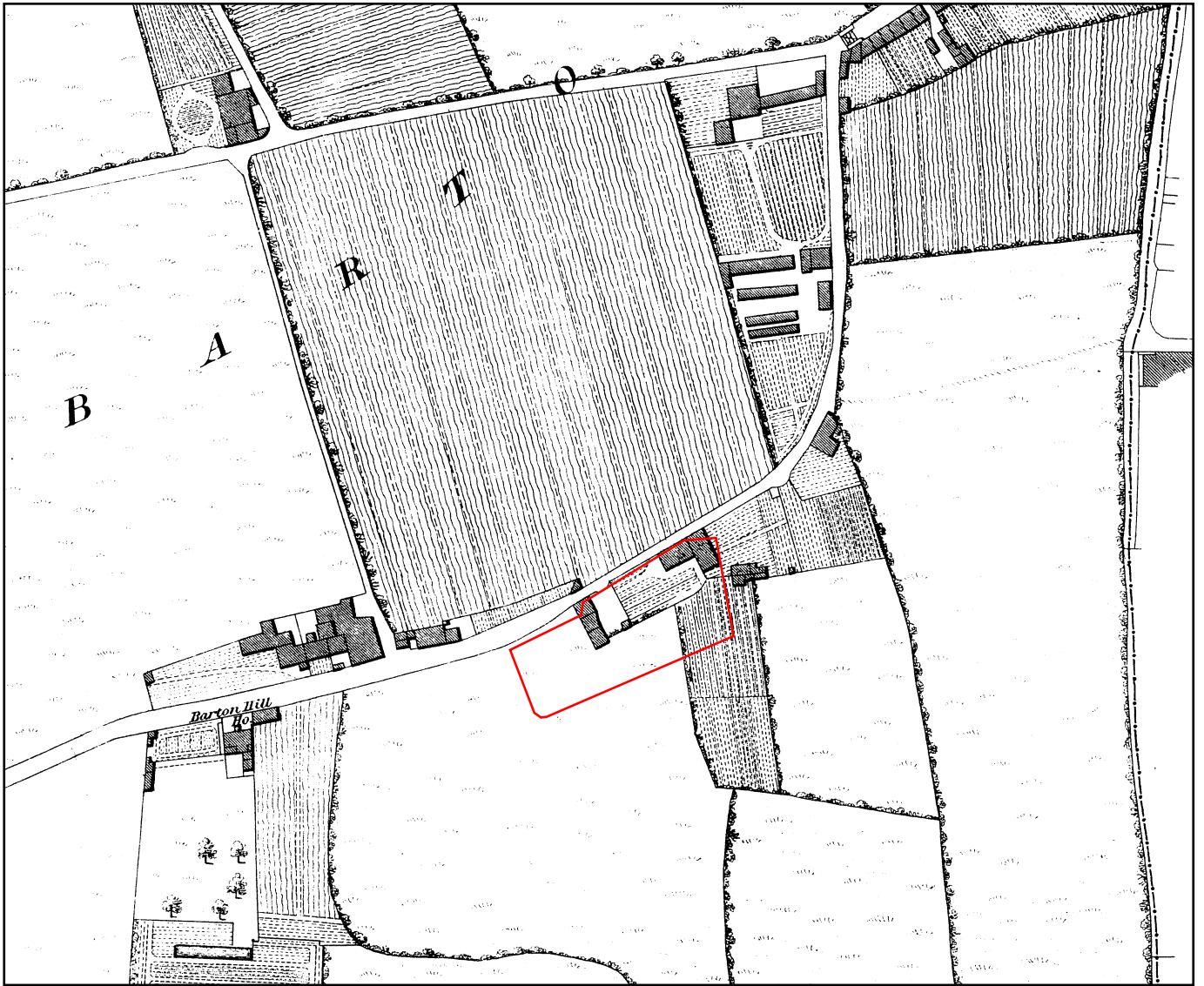


Fig.3 Extract from Plumley & Ashmead's plan of 1828

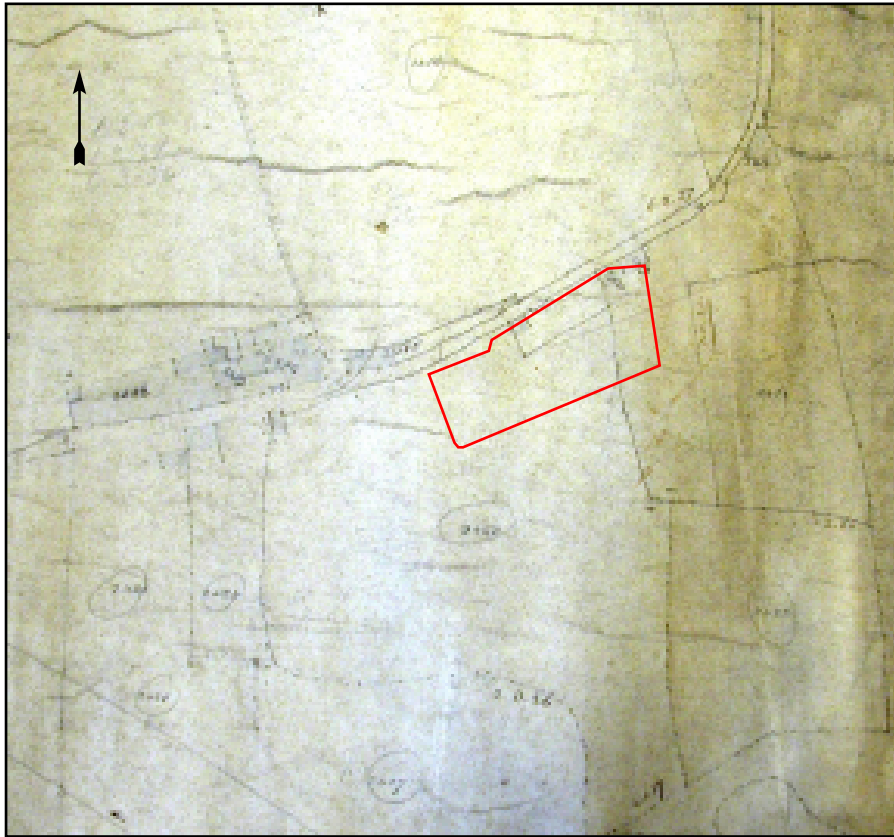


Fig.4 Extract from SS. Philip & Jacob parish survey of c1830



Fig.5 Extract from SS. Philip & Jacob Parish Tithe Map of 1847

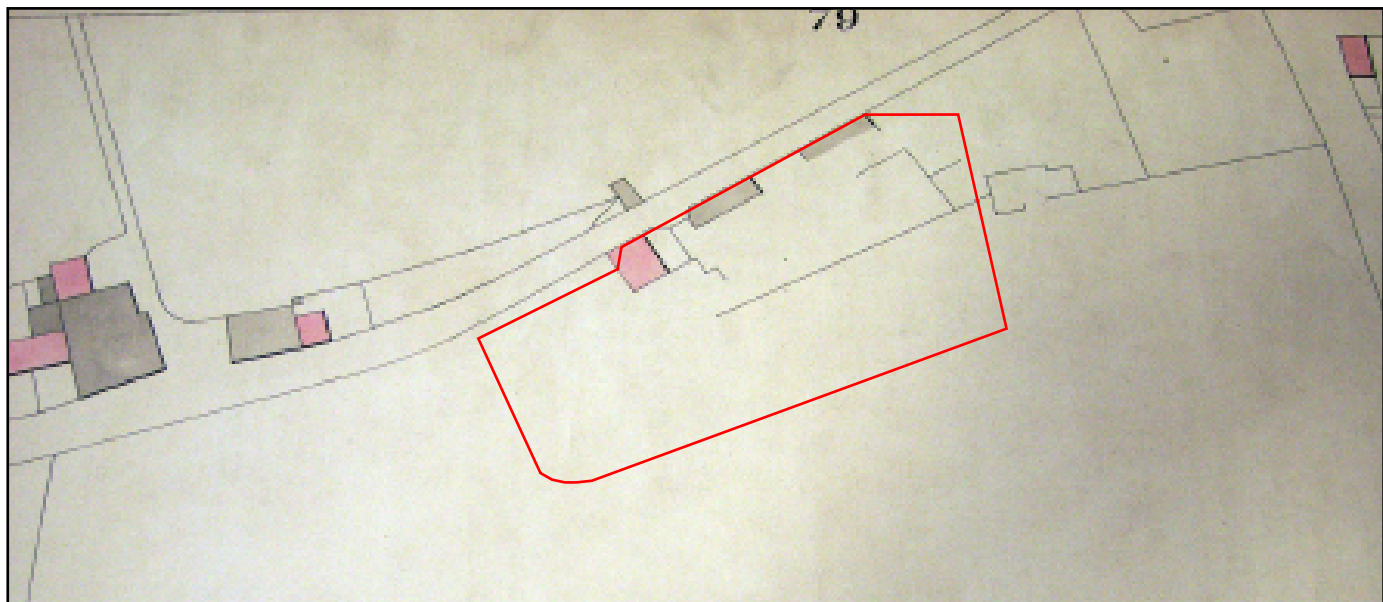


Fig.6 Extract from Ashmead's plan of 1854

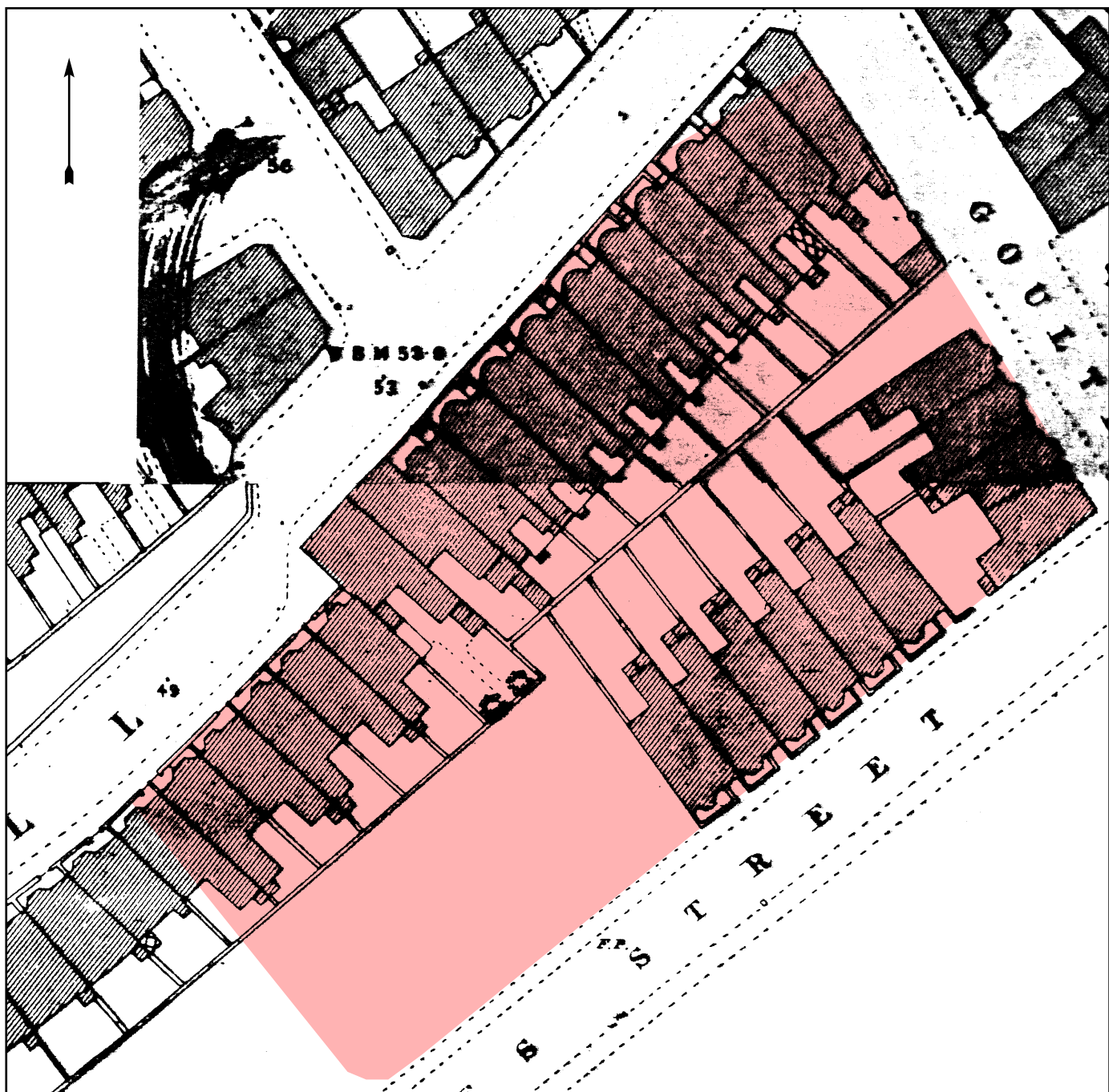


Fig.7 Extract from 1st Edition (1:500) Ordnance Survey map, surveyed 1883

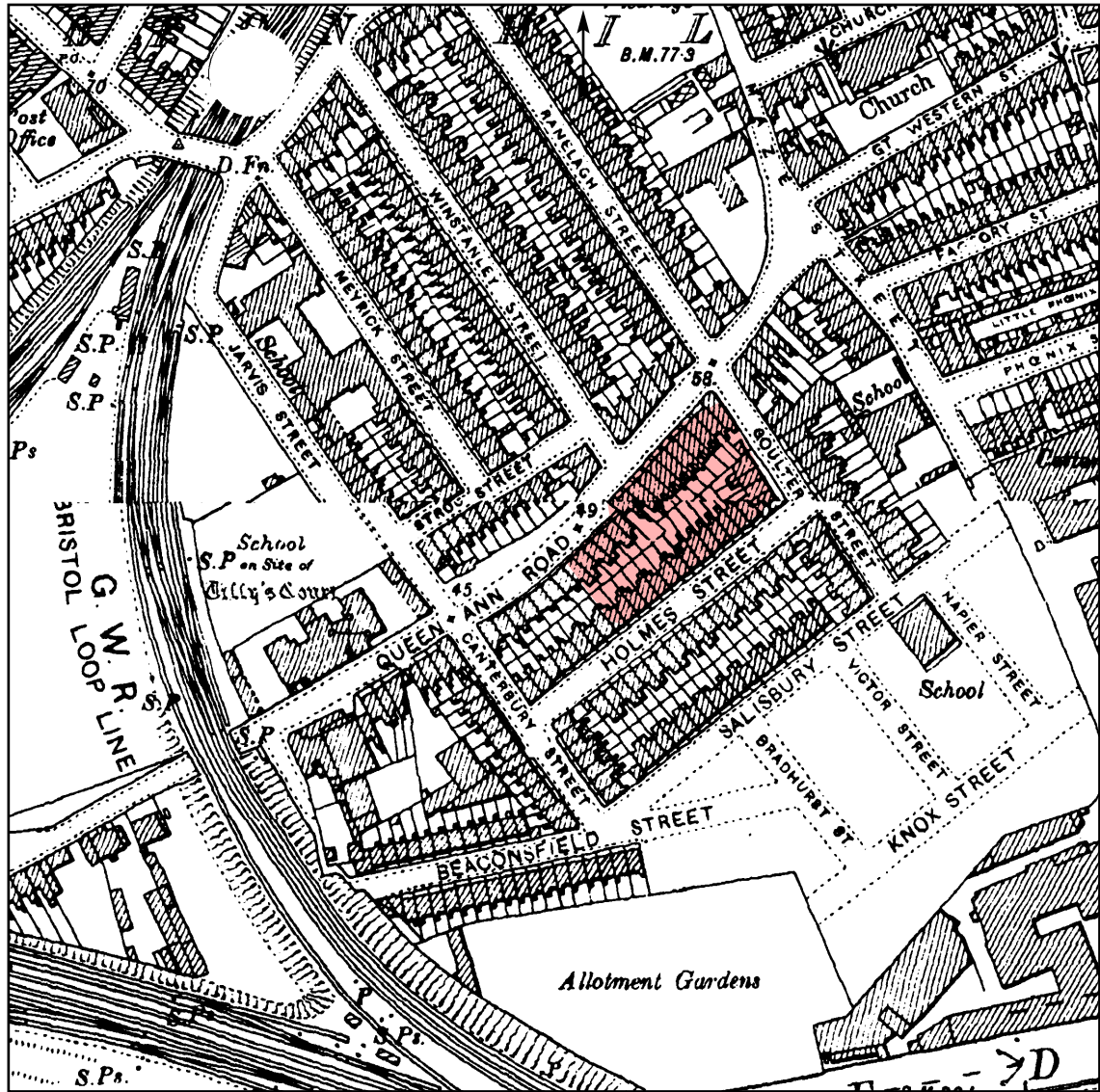


Fig.8 Extract from 2nd Edition (1:2500) Ordnance Survey map, published 1903 (enlarged)

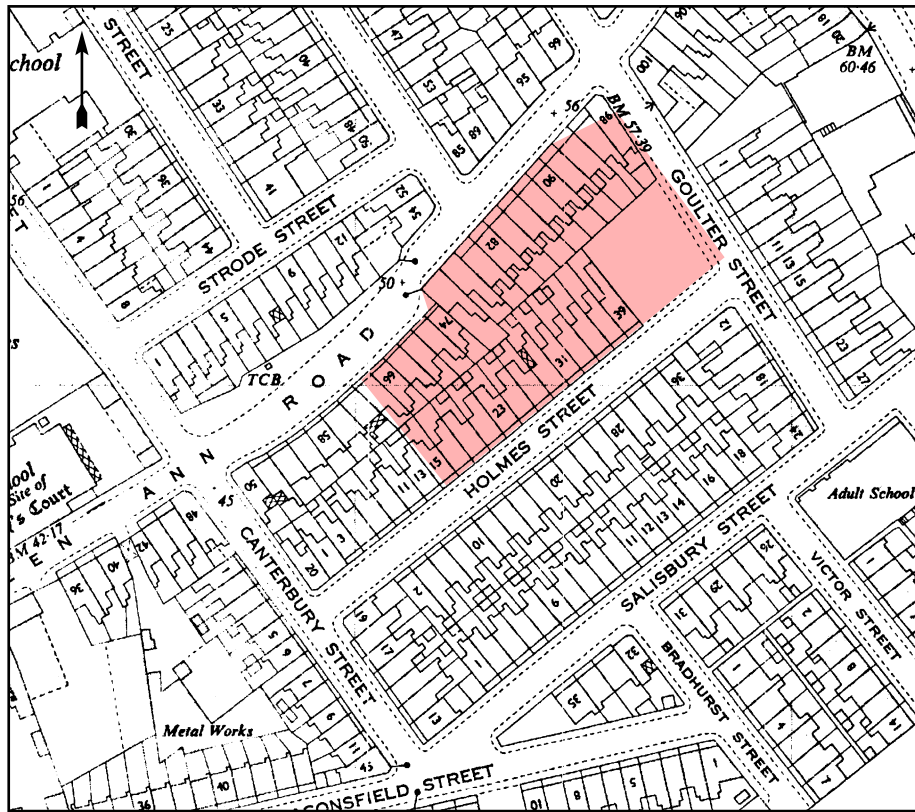


Fig.9 Extract from 1951 Edition (1:1250) O. S. map, surveyed 1949

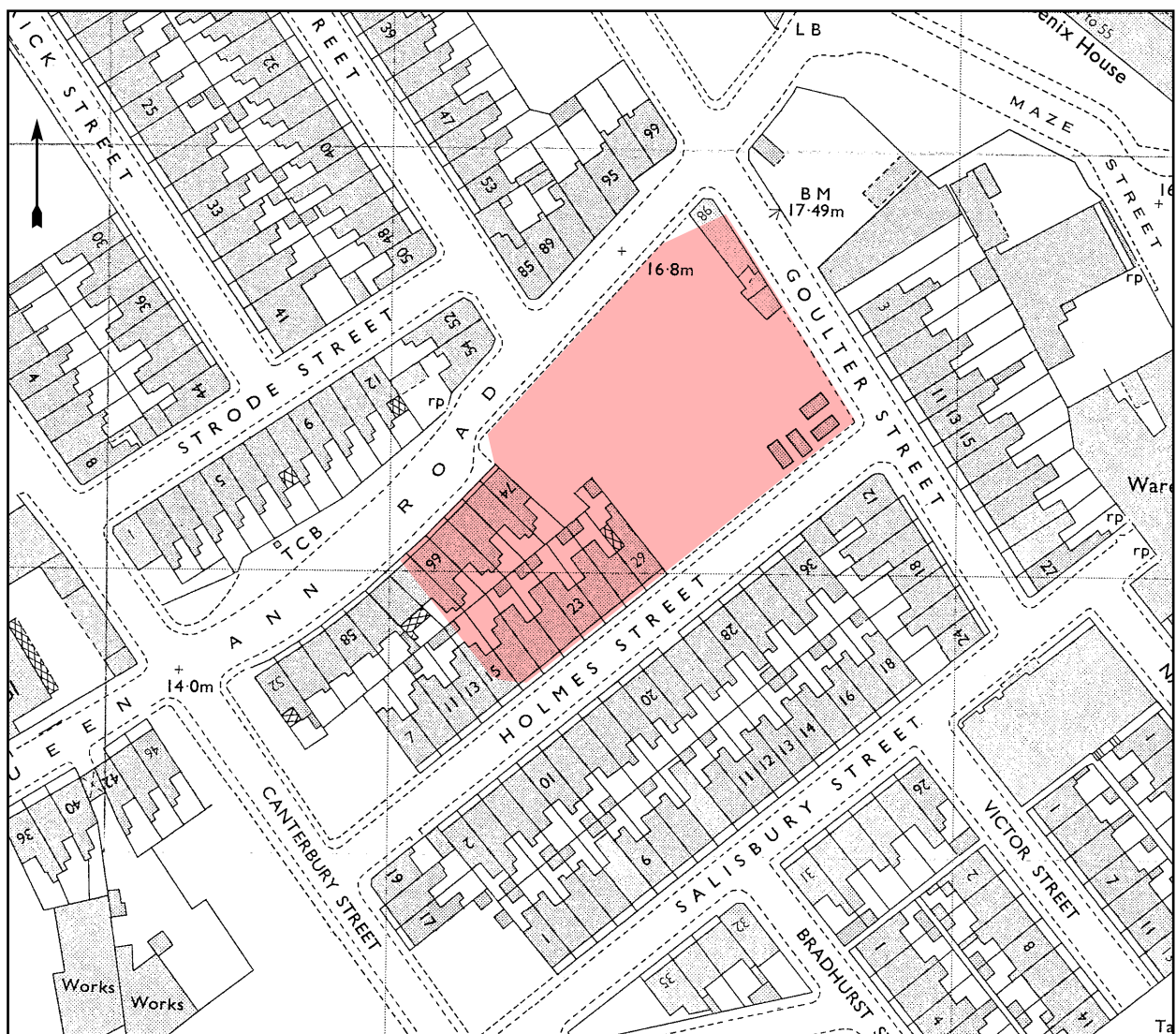


Fig.10 Extract from 1972 Edition (1:1250) O. S. map, surveyed 1971

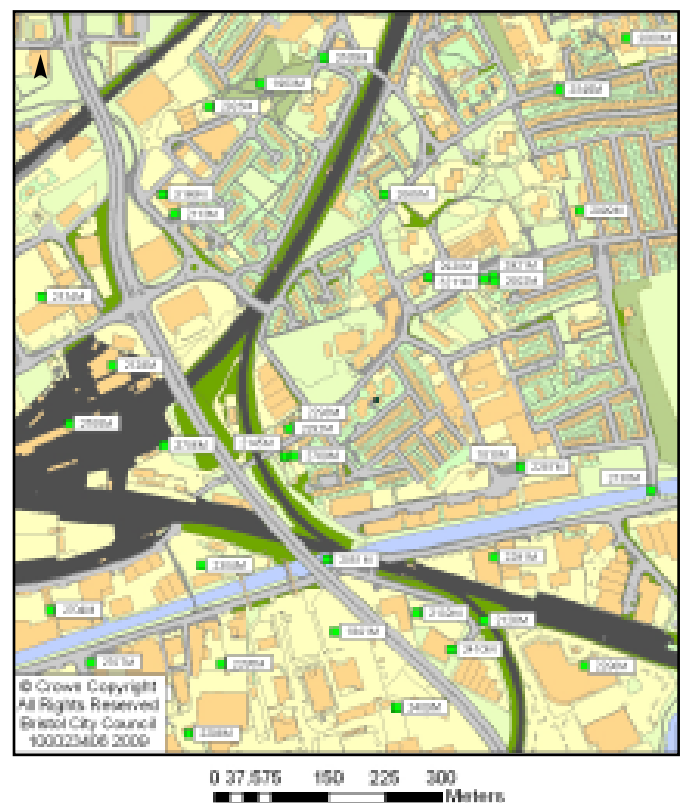
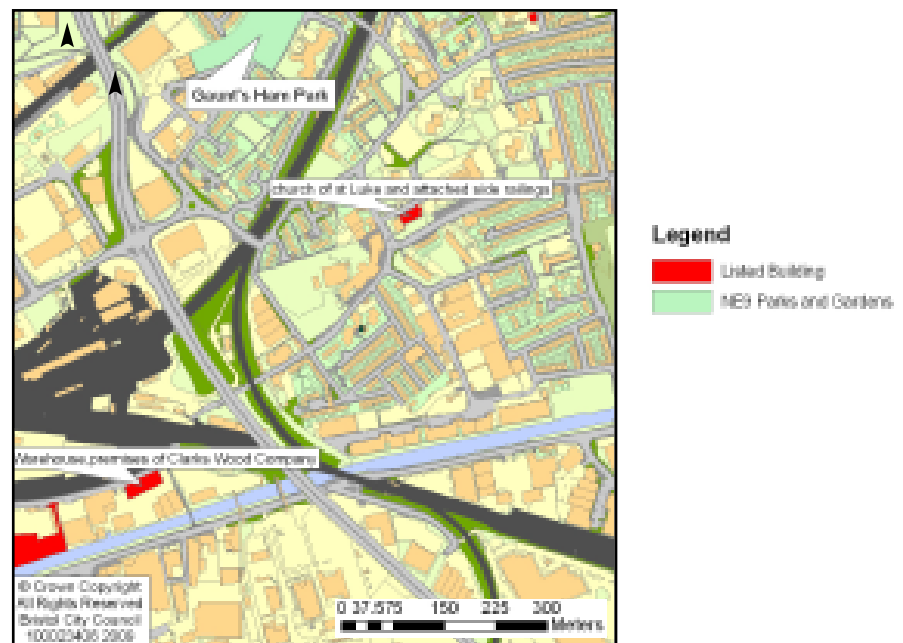


Fig.11 Plan showing BHER entries for Listed Buildings, Events and Monuments

Fig.12 Proposed Site Plan (provisional) – Redevelopment of Winstanley House, Barton Hill, Bristol





Plate 1 Looking north-east at the front elevation on Holmes Street



Plate 2 A view of the rear elevation of Winstanley House on Queen Ann Road