

Archaeological Desk-based Assessment
of land at
**ADELAIDE PLACE,
EASTON, BRISTOL.**
for
Neighbourhood and Housing Services, Bristol City Council.



Report No. 1269 / 2009
BHER No. 24804



Bristol and Region Archaeological Services

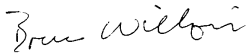

St. Nicholas Church, St. Nicholas Street, Bristol, BS1 1UE. Tel: (0117) 903 9010 Fax: (0117) 903 9011



Archaeological Desk-based Assessment
of land at
**ADELAIDE PLACE,
EASTON, BRISTOL.**

Centred on
N.G.R. ST 60812 73876

Client: Neighbourhood and Housing Services, Bristol City Council

<i>Author:</i>	Simon Roper
<i>Approved by:</i>	Bruce Williams
<i>Signature:</i>	
<i>Date Issued:</i>	July 2009 

CONTENTS

Summary

List of Illustrations

1.	Introduction.....	1
2.	Methodology.....	2
3.	Historical Context.....	3
4.	Cartographic Evidence	4
5.	Archaeological Evidence.....	6
6.	Conclusion.....	8
7.	References & Works Consulted.....	9
8.	Acknowledgements.....	10

Appendix 1: Policy Statement

Illustrations and Plates

Abbreviations

AD	Anno Domini		
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	SMR	Sites & Monuments 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.

July, 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 Neighbourhood and Housing Services, Bristol City Council 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

Bristol and Region Archaeological Services were commissioned by CSJ Planning on behalf of Neighbourhood and Housing Services of Bristol City Council to undertake an archaeological desk-based assessment for land at Adelaide Place, Easton, Bristol (NGR ST 60812 73876). The study area is situated within Upper Easton, off All Hallows Road to the north of Easton Road.

The site was first developed between 1842 and 1882, a date in the 1850s is most likely for the building of terraced housing on the site to have taken place. There is no specific evidence to indicate the use of the site prior to the 19th century, therefore fields or common land appear to be the most likely use. Archaeological deposits within the study area are unlikely to have escaped disturbance completely, however pockets of undisturbed deposits are possible. The archaeological potential of the study area is limited, however if undisturbed archaeological deposits are present on the site the proposed development is likely to have a significant impact upon them.

LIST OF ILLUSTRATIONS

Figures

- Figure 1: Location plan and extent of study area, 1:1250
- Figure 2: Extract from Map of Kingswood, 1610 (BRO)
- Figure 3: Extract from B. Donn's map showing 11 miles around Bristol, 1769 (BRO)
- Figure 4: Extract from William Maule's *Plan of the Parish of St George and that Part of the Parish of Stapleton Called Kingswood in the County of Gloucester*. 1803 (BRO)
- Figure 5: Extract from St George Tithe Map, 1842 (BRO)
- Figure 6: Extract from First Edition Ordnance Survey map (1:500), 1882
- Figure 7: Extract from Second Edition Ordnance Survey map (1:2500), 1903 (not to scale)
- Figure 8: Extract from 1951 Edition Ordnance Survey map (1:2500) (not to scale)
- Figure 9: Location plan of Bristol HER entries

Plates

- Cover: Entrance to the study area, looking west
- Plate 1: North-facing elevation of the former malthouse, from the north-west
- Plate 2: View across the site, from the south-east
- Plate 3: Original section of the south boundary wall, from the north
- Plate 4: Black 19th-century mortar adhering to the north boundary wall, from the south
- Plate 5: Brickwork of the west boundary wall, from the north-east

1. INTRODUCTION & CURRENT USE

- 1.1 Bristol and Region Archaeological Services were commissioned by CSJ Planning on behalf of Neighbourhood and Housing Services of Bristol City Council to undertake an archaeological desk-based assessment for land at Adelaide Place, Easton, Bristol (NGR ST 60812 73876) (**Fig. 1**).
- 1.2 The study area is situated within Upper Easton, off All Hallows Road to the north of Easton Road. (**Fig. 1**).
- 1.3 On plan, the study area is an irregular shape with a narrow entrance off All Hallows Road to the east (**Fig. 1**). The north flank of the study area is bounded by Westbourne Court, a former malthouse building converted into flats (**Plate 1**), beyond which is the public road Westbourne Road. The west of the study area is bounded by a metal works and a Depot. To the south of the site are the grounds of a community centre.
- 1.4 The study area presently comprises an empty vacant site with a road leading into it from All Hallows Road, this road then effectively divides the site in two (**Plate 2**). The south half of the site comprises concrete slabs forming the ground surface with a number of small trees growing alongside the southern boundary wall. This wall has two distinct phases, the western end is probably the original 19th-century wall of rubble construction, the majority of the stones being Pennant sandstone (**Plate 3**). The eastern end appears to be a latter re-build using larger blocks and far more mortar. The north half of the site was more overgrown than the southern half, with concrete slabs again forming the ground surfaces. The boundary wall was again of rubble construction, with lots of areas of rebuilding, and with fragments of 19th century brickwork and black mortar abutting it (**Plate 4**). The western boundary of the site is formed from sections of brickwork and walls of rubble construction. A rubble wall at the north end of the west boundary and brickwork with dark grey mortar (**Plate 5**) at the southern end are both probably 19th century in date, with 20th-century brickwork in-between the two.
- 1.5 The proposed development entails the construction of eight new residential buildings and their associated groundworks.
- 1.6 The geology in the immediate environs of the study area comprises keuper sandstone of the Triassic period (Geological Survey Map of England and Wales 1956). The study area lies at c. 20 m aOD.

2. METHODOLOGY

- 2.1 The study was undertaken in accordance with criteria set out the Institute of Field Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessment* (revised 2001).
- 2.2 Selected material from the holdings of the Bristol Record Office and Bristol Central Library were consulted. All information considered appropriate to the study was collated, summarised and presented in the following report. All photocopies, Mss copies and notes, including photographs, are preserved in the Project Archive to be retained at BaRAS's premises at St Nicholas Church, Bristol. A copy of the report is to be lodged at the National Monuments Record (NMR), Swindon.
- 2.3 A visit to the study area was made by Simon Roper of Bristol and Region Archaeological Services on the 16th of July 2009. Photographs (see **Plates 1-5 & Cover**) and rough notes were taken during the visit.
- 2.4 A search of the Local Authority's HER was carried out by Pete Insole of Bristol City Council on behalf of BaRAS, with the results incorporated into this report. The project has been referenced under the Bristol Historic Environment Record as: BHER 24804 and Oasis no. bristola1-62018.

3. HISTORICAL CONTEXT

General

- 3.1 The study area lies in the district of Upper Easton in the historic parish of St George, the district of Lower Easton lies immediately to the north. Easton formed part of the out-parish of St Philip and Jacob until 1750, when an act of Parliament (BRO P/St.P&J/ChW/9b) divided it creating the parish of St. George (BaRAS 2003, 2).

Historical Background

- 3.2 The earliest indications of human activity within Easton are of Roman activity. A Roman road is thought to pass through Easton (Higgins 2000, 17), and finds of Roman coins have been found within the district. (Ellery 1986, 1).
- 3.3 In the medieval period Easton lay within Barton Regis, which the Doomesday survey recorded as Terra Regis (royal land). The estate was subsequently controlled by firstly the Berkley family, and then a succession of other noble families until it was sold to Thomas Chester of 'Knole' (Gloucestershire) in 1608 (Rudder 1779, 460).
- 3.4 The earliest detailed account of Easton is provided by Robert Atkyns (1712, 420-422), who states it was first called Barton, later Bertune, comprising land held in Royal demesne for use by Bristol Castle. Easton is described as 'a large hamlet in the parish of St. Philip and Jacob, within the city of Bristol' and extending '3 miles from Lawford's Gate towards Bath, and comprehends a considerable part of the Forest of Kingswood'. At the time of the account, 1712, there were 400 houses at Easton with 2000 inhabitants (BaRAS 2003, 2).
- 3.5 Rudder (1779, 458-462), recounts the creation of the parish of St George from lands formerly part of St Philip and Jacob, which included Easton (see 3.1). He goes on to note that much of the city of Bristol is supplied with coal from this parish, which is of excellent quality. Other industrial enterprises noted include two copper works and a glass house for the manufacture of bottles.
- 3.6 The construction of the railway line from Bristol to South Wales in the second half of the 19th century helped to accelerate the development of Easton as a major suburb of Bristol. The Bristol and South Wales Union Railway opened to passenger traffic in September 1863, and both Stapelton Road and Laurence Hill stations benefited from the subsequent opening of the Severn Tunnel in 1886 (BaRAS 2003, 3).
- 3.7 Coal mining also played a major part in the history of Easton in the 19th century. The Easton Coal Company was formed in 1830, Easton Colliery being located only a short distance from the study area. Coal production peaked in the 1870s followed by a gradual decline, with the pit abandoned in 1911.
(http://www.csm.uwe.ac.uk/~rstephen/livingeaston/local_history/coalmining/shorthistory.html)

Nomenclature

- 3.8 According to Smith (1964, 100), the name of 'Easton' derives from '*east tun*' referring to an 'East Farmstead', with Ellery (1986, 1) stating that the present name of Easton was adopted in the seventeenth century.
- 3.9 Adelaide Place is most likely named after Queen Adelaide, the wife of William IV, who died in 1849 (Cannon 2002, 4).

4. CARTOGRAPHIC EVIDENCE

General

- 4.1 Historic and Ordnance Survey maps held by the Bristol Record Office.

Cartographic Observations

- 4.2 The observations made on the maps examined are summarised in **Table 1** below.

Map	General Observations	Fig. No.
Map of Kingswood, 1610	1) Lower Easton and Upper Easton both depicted; 2) Two large buildings (manor houses?) depicted in the area of Upper Easton	2
B. Donn, 1769	1) Upper Easton depicted with buildings shown on either side of what becomes Easton Road.	3
W. Maule survey, 1803	1) Study area depicted but with no features shown; 2) Study area numbered 723 in accompanying terrier;	4
St George Tithe Map, 1842	1) Study area occupies apportionment numbered 2304; 2) As above no features depicted on the study area itself; 3) Malthouse to the north of the study area depicted	5
<i>First Edition</i> OS map (1: 500) published 1882	1) Study area depicted with terrace housing on the site; 2) Study area is named as Adelaide Place; 3) Malthouse to the north still in use; 4) Road which Adelaide Place leads to is named as Elmgrove Road; 5) Brickworks to the east of the study area marked as disused	6
<i>Second Edition</i> OS map (1: 2500) 1903	1) Study area unchanged. 2) All Hallows Church built on the site of disused Brickworks 3) Elmgrove Road name changed to All Hallows Road 4) Smithy depicted to the west of the study area	7
OS map (1: 2500) 1918	1) Study area unchanged;	-
OS map (1: 2500) 1951	1) Study area cleared of housing, soap works occupies south-west corner 2) Malthouse to the north of the study area converted to a garage 3) To the west of the study area is a Metal Works 4) To the south of the study area is a garage.	8
<i>OS map (1: 2500) 1972</i>	1) North half of study area depicted as a Scrap Yard	-

Table 1: Summary of Cartographic Observations

Discussion

- 4.3 The earliest map examined depicting Upper Easton is the 1610 map of Kingswood (**Fig. 2**). This however only shows Easton Road and two large buildings. The 1769 map shows only slightly more detail with buildings depicted either side of Easton Road, but the study area is not shown.

- 4.4 The earliest map examined depicting the study area in detail is Maule's survey of 1803, although this merely shows a plot corresponding approximately to the boundaries of the study area with no features depicted. The possessor according to the accompanying terrier was William Jackson. Similarly the St George Tithe map of 1842 also shows no features within the study area, which is now part of a larger plot of land, which includes buildings accessed from Easton Road. The Tithe apportionment gives the owner and occupier as Henry Hunt, and lists the property as 'Upper Easton Houses'. The Malthouse to the north of the study area is first depicted in the tithe map.
- 4.4 The first edition of the Ordnance Survey map of 1882 depicts the first features within the study area with terrace housing shown on the north and south sides of the site and the road in the centre named as Adelaide Place. To the east of the site are disused brick and tile works. The road, which Adelaide Place runs off, is shown as Elmgrove Road. This has become All Hallows Road on the second edition Ordnance Survey map of 1903, named after the church that has been built on the site of the disused brickworks. The study area remains unchanged, as is the case on the 1918 Ordnance Survey map.
- 4.5 The 1951 edition Ordnance Survey map shows the site now cleared of housing and a soap works building now located in the south-east corner of the site. The site may have been cleared of housing due to bomb damage during the second World War. By 1972 a scrap yard has opened on the site.

5. ARCHAEOLOGICAL EVIDENCE

Introduction

- 5.1 The documentary and known archaeology indicate that study area lies within an area of limited archaeological potential.
- 5.2 A trawl of the Bristol Historic Environment Record was provided by Mr P. Insole Archaeology Officer for Bristol Council, with a radius of 250m around the study area for archaeological events and 500m for monuments, the results of which are summarised in **Table 2** below (**Fig. 9** for location of entries).

No.	Street	Description	Year/Period
2032M	Swan Lane Lawrence Hill Station	Lawrence Hill Station, located on the northern side of Lawrence Hill. The station opened on 8 September 1863. A major extension was added in 1891 (partly as a result of the completion of the Clifton Extension Railway).	19th century
2107M	Easton Colliery	Easton Colliery. The colliery was opened in 1828 and by the mid-nineteenth century it was owned by Davidson and Walters. In 1886 eight men were killed by an explosion in the mine (Ramsey 2003, 12). The pit was closed in 1911 (Ramsey 2003, 20-21). Buildings were subsequently erected on the site in the 1930s and these were cleared in 1991 and the site was redeveloped.	19th century
2127M	Railway office	Railway offices at Days Road, are shown on Lavar's map of 1867 (Falconer 1991).	19th century
2231M	Manor House, St. Mark's Road, Easton	Manor House, located on the northern side of St. Mark's Road. A plan of Kingswood of 1610 appears to show a building on the site but Manor House dated to later in the seventeenth century. It was a six-bay, three-storey house of random Pennant sandstone rubble bonded in a white lime mortar with red sandy inclusions. In 1897 the building became the Manor House Christian Recreational Institute and later became the East Bristol YMCA. The site was acquired by the builders John Perkins and the fabric substantially altered by conversion into offices. The larger cellar was converted, probably immediately before or at the beginning of the Second World War, into a works air raid shelter by the creation of an internal framework of rolled steel joists. John Perkins was liquidated in 1993 and the building was demolished in 1994.	Post-medieval
2232M	Air Raid Shelter at Manor House, St. Mark's Road, Easton	An air raid shelter, located within the Manor House, St. Mark's Road, Easton (SMR 10505) The cellar of the building had been converted into an air raid shelter by the insertion of an internal framework of RSJs encased within concrete beams 0.3 metres square.	20th century
1807M	Blackbird Gate	Blackbird Gate, located at the junction of Stapleton Road and St. Mark's Road. The gate stood across Stapleton Road immediately to the south of the junction with St. Mark's Road. Plumley and Ashmead's 1828 map of Bristol records a second gate across Oxford Place.	Post-medieval
2066M	Lebeck Gate	Lebeck Gate. The gate was located at the north end of Lansdown Road at its junction with Stapleton Road. It was extant at the time of Plumley and Ashmead's 1828 map of Bristol.	Post-medieval
2878M	Tollhouse at Blackbird Gate, Stapleton Road	Tollhouse at Blackbird Gate, located on the north-western side of Stapleton Road. The building was in existence by the time of the Plumley and Ashmead plan of Bristol of 1828. The ground floor of the building has been extended and converted into a shop.	Post-medieval
2879M	Kensington Baptist	Kensington Baptist Chapel, located on the north-western side of Stapleton Road. The chapel is a structure of freestone ashlar and is	19th century

	Chapel, Stapleton Road	designed in a classical style. It was constructed in the late-nineteenth century and is first recorded by the Ordnance Survey first edition 1:2500 plan (Gloucestershire Sheet LXXII.13) published in 1903. The chapel has a Grade II listing (Listed Building number 901-1/37/1250).	
2880M	Nursery at Stapleton Road	Nursery located on the south-eastern side of Stapleton Road. The nursery was in existence by 1828. It occupied an irregularly-shaped parcel of land with a straight southern boundary formed by a lane which later became Twinnell Road. The nursery covered an area of 4355 square metres. The nursery had been developed for housing by the early 1880s.	Post-medieval
2881M	St. Gabriel's Church, St. Gabriel's Road, Easton	St. Gabriel's Church, located on the western side of St. Gabriel's Road, Easton. The church was built in the mid-nineteenth century and was recorded by the Ordnance Survey first edition 1:2500 plan (Gloucestershire Sheet LXXII.13) published in 1884. The church survived into the twentieth century but was subsequently demolished and the site redeveloped.	19 th century
2886M	St. Mark's Church, St. Mark's Road, Easton	St. Mark's Church, located on the eastern side of St. Mark's Road. The church was constructed in 1848 to a design by Charles Dyer. The building was constructed of Pennant sandstone rubble with ashlar dressings and was in a Norman style. The church became redundant in 1984 and was converted to housing in 1988. The building has a Grade II listing (Listed Building number 901-1/37/1242).	Post-medieval
3162M	Malthouse at Easton Road	A malt house located on the north-western side of Easton Road.	Post medieval
3164M	Leadworks at Easton Road	A lead works located on the south-eastern side of Easton Road. The building was recorded by John Plumley and George Ashmead's survey of Bristol of 1828. The works had been demolished by the early 1880s and the site redeveloped with terraced housing.	Post medieval

Table 2: Summary of Historic Environment Record Trawl (BCC)
(Fig. 9 for location of entries)

Discussion

- 5.3 No previous archaeological work has been undertaken on the study area or within 250m of it. None of the HER entries listed in **Table 2** fall within the study area, the nearest of them being Easton Colliery (BHER 2107M) c. 200m from the study area.
- 5.4 In addition to the HER trawl there are three listed buildings neighbouring the site, All Hallows Church, All Hallows Hall and Westbourne Court the converted Malthouse. These are all Grade II listed
- 5.5 Within the immediate environs of the study area the archaeological record appears dominated by the post-medieval period. The fourteen entries from the HER are all post-medieval or later in date. However within Easton are the remains of late medieval structures and finds from earlier periods, such as a large hoard of Roman coins was found in 1875 in Easton during the laying of water pipes, c. 460m from the study area.

6. CONCLUSION

- 6.1 There is no specific evidence to indicate the use of the site prior to the 19th century, therefore fields or common land appear to be the most likely use. The evidence suggests that the study area was developed in the second half of the 19th century.
- 6.2 The site was first developed between 1842, when the tithe map shows no features within the study area, and 1882, when the first edition of the ordnance survey map shows the two rows of terraced housing. Given that the development was named after Queen Adelaide, who died in 1849, a date in the 1850s seems most likely for the development to have taken place.
- 6.3 The malthouse bordering the site to the north, preceded the development of the study area, but is unlikely to have had much impact within the site itself, the existing boundary appearing to predate its construction.
- 6.4 Archaeological deposits within the study area are unlikely to have escaped disturbance completely, however pockets of undisturbed deposits are possible. Deposits located within the footprint of the gardens of the terrace housing are likely to have experienced the least disturbance. Later developments on the site appear to have been in the form of workshops or sheds, the erection of which are likely to have caused far less disturbance.
- 6.5 No archaeological evidence for occupation earlier than the post-medieval period has been found within the immediate environs of the study area. The lack of evidence for significant archaeological remains within the study area does not preclude the possibility that they may exist, particularly in relation to pre-documentary periods, the Easton area has seen human activity and settlement since the Roman period.
- 6.6 The archaeological potential of the study area is limited, however, if undisturbed archaeological deposits are present on the site the proposed project is likely to have a significant impact upon them.

7. REFERENCES & WORKS CONSULTED

Texts

Atkyns, R. 1712, *The Ancient and Present State of Glostershire*. Part I:Text. (With a new Introduction by B.S. Smith). (Originally published by W. Bowyer, London, 1712). Republished 1974 by EP Publishing Limited in collaboration with Gloucestershire County Library. Wakefield: EP Publishing Ltd.

BaRAS 2003, Archaeological Desktop Study of Land at the rear of Nos. 1-47 Lawrence Avenue, Easton, Bristol. Report No. 1221/2003

Cannon, J. 2002, *The Oxford Companion to British History*. Oxford University Press

Ellery, L. W. 1986, *Easton: The Forgotten Hamlet*. Bristol:L. W. Ellery

Ellery, L. W. & Smith, V. 1989, *Easton Promise: The Continuing Story of a Bristol Community*. Bristol White Tree Books

Falconer, K. 1991, *An Architectural Survey of Urban Development Corporation Areas: Bristol*, London: Royal Commission in the Historical Monuments of England

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

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

Ramsey, K. 2003, *The Bristol coal industry*, Bristol: Bristol Branch of the Historical Association.

Rudder, S. 1779, *A New History of Gloucestershire*. Republished by Alan Sutton 1972 in collaboration with Gloucestershire County Library. Dursley: Alan Sutton.

Smith, A. H. 1964, *The Place names of Gloucestershire. Part III: the Lower Severn Valley, The Forest of Dean*. (A. H. Smith Gen. Ed.). Cambridge: Cambridge University Press.

Smith, V. 1998, *Easton*. Stroud: The Chalford Publishing Company

Acts of Parliament

Act of 1750: *An Act for dividing the Parish of Saint Philip and Jacob in the county of Gloucester and in the City and County of Bristol; and for Erecting a Church in the New Intended Parish*. (BRO P/St.P&J/ChW/9b).

Maps

1610 Copy of map of Kingswood. BRO Non-archival plans/5

1769 *Map showing 11 miles around Bristol*. B. Donn. BRO AC/PL/153

1803 *Plan of the Parish of St George and that Part of the Parish of Stapleton Called Kingswood in the County of Glocester*. William Maule 1803 (drawn by A. Drummond). BRO AC/PL 60a (with terrier BRO AC/PL 60b).

- 1842 Tithe Map. *Map of the Parish of St. George in the county of Gloucester*. D. Horwood 1842. BRO EP/A/32/32 (with apportionment).
- 1882 *First Edition* (1:500) Ordnance Survey, Gloucestershire (Western Division) Sheet LXXII.13.4 (BRO 64)
- 1903 *Second Edition* (1:2500) Ordnance Survey, Gloucestershire (Western Division) Sheet LXXII.13.4
- 1920 *Edition* (1:2500) Ordnance Survey, Gloucestershire (Western Division) Sheet LXXII.13.4 (BRO 209e)
- 1951 *Edition* (1:2500) Ordnance Survey, Gloucestershire (Western Division) Sheet LXXII.13.4
- 1956 *Geological Survey of England and Wales, Solid and Drift*, (1:63360)
- 1972 *Edition* (1:2500) Ordnance Survey, Gloucestershire (Western Division) Sheet LXXII.13.4

Websites

Living Easton Website

(http://www.csm.uwe.ac.uk/~rstephen/livingeaston//local_history/coalmining/shorthistory.html), accessed on 20/07/09.

8. ACKNOWLEDGEMENTS

Bristol and Region Archaeological Services wish to thank the following for their help and advice: Staff of the Bristol Record Office; Mr P. Insole Archaeology Officer for Bristol City Council; Mr Simon Tofts of CSJ Planning and Neighbourhood and Housing Services of Bristol City Council.

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

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

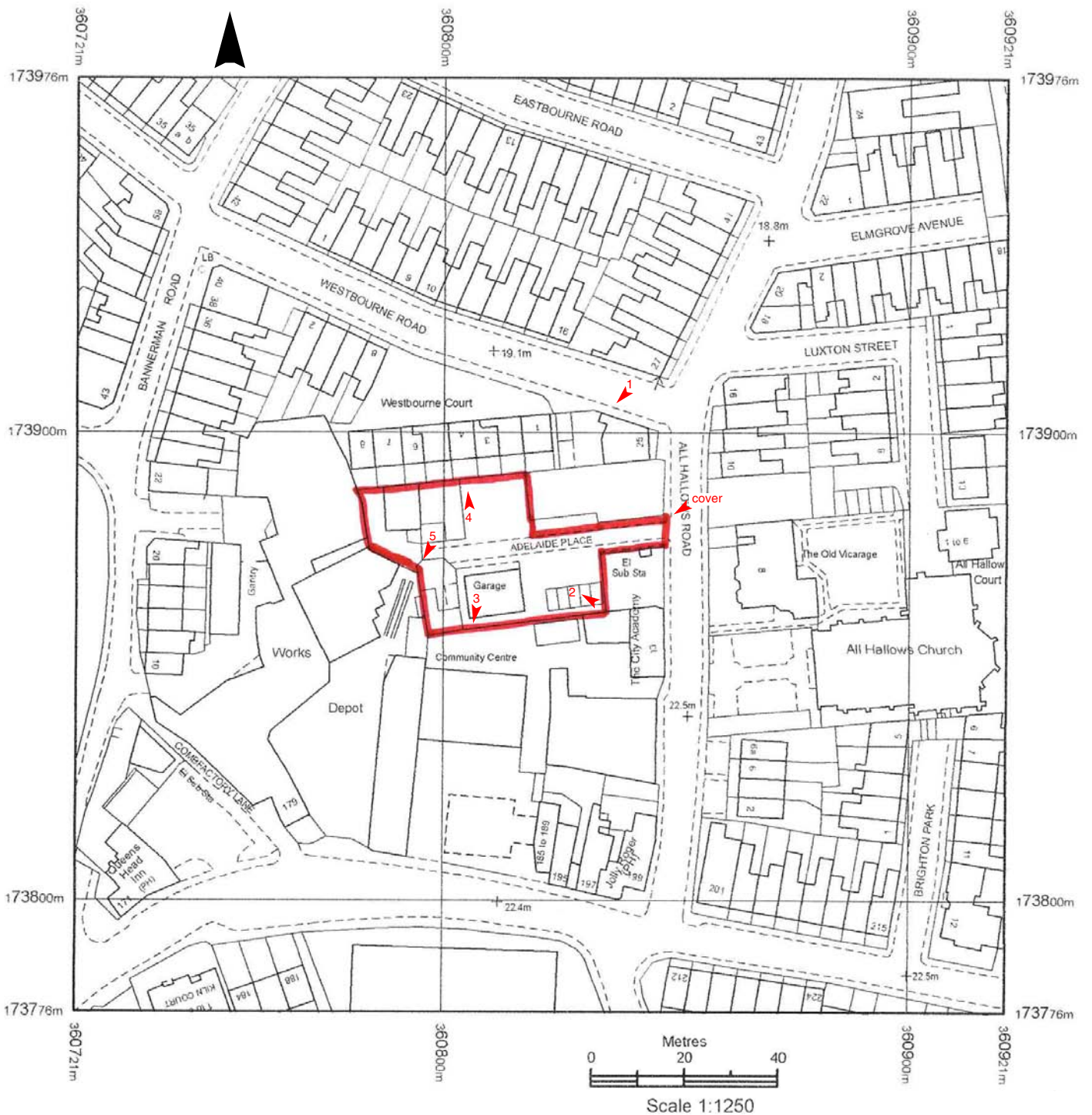
The Planning Policy Guidance of Archaeology and Planning (PPG 16) consolidates advice to planning authorities. The Guidance stresses the non-renewable nature of the archaeological resource, details the role of the County Sites and Monuments Record (SMR), encourages early consultation with county and 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.



Produced 08.10.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Supplied by: **Stanfords**

Serial number: 00233000

Centre coordinates: 360821 173876

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:

Fig.1 Location plan and extent of study area, 1:1250 (with plate orientations)

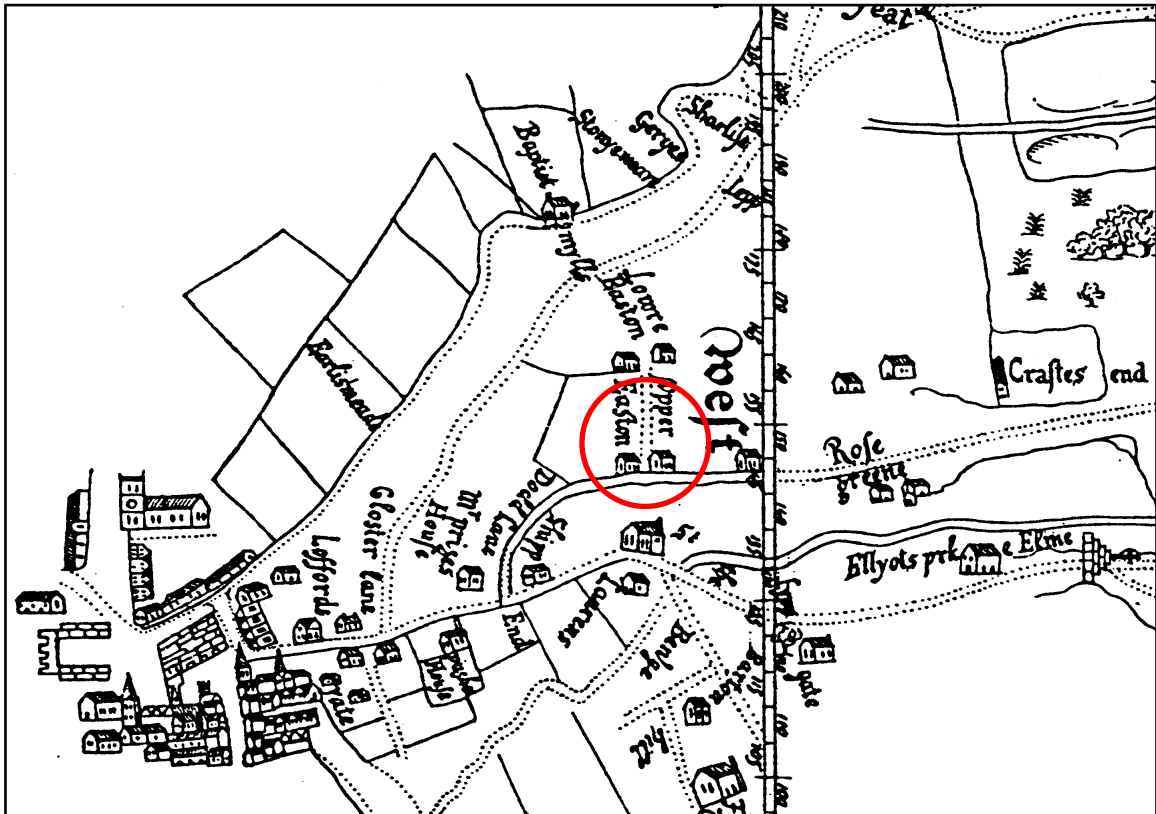


Fig.2 Extract from Map of Kingswood, 1610 (BRO)

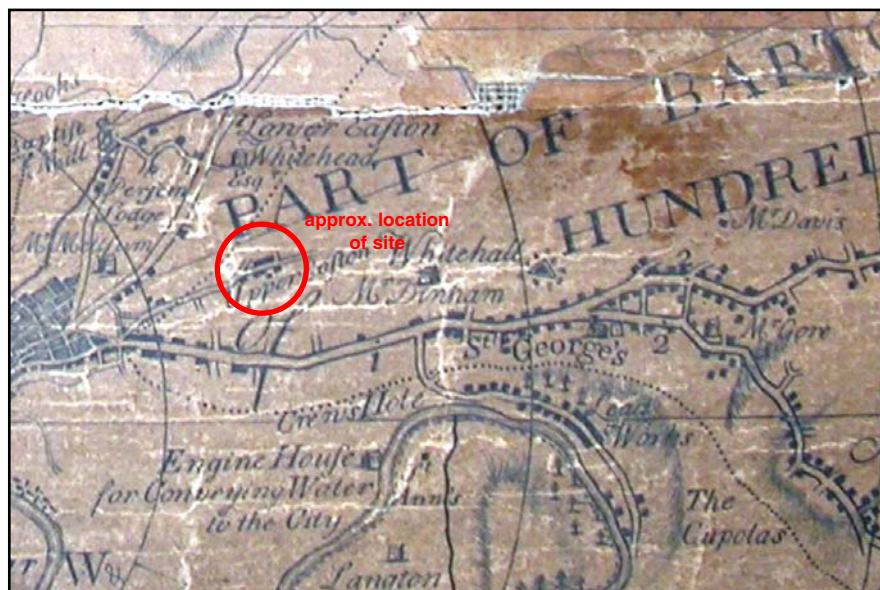


Fig.3 Extract from B. Donn's map showing 11 miles around Bristol, 1769 (BRO)



Fig.4 Extract from William Maule's Plan of the Parish of St George and that Part of the Parish of Stapleton Called Kingswood in the County of Gloucester. 1803 (BRO)

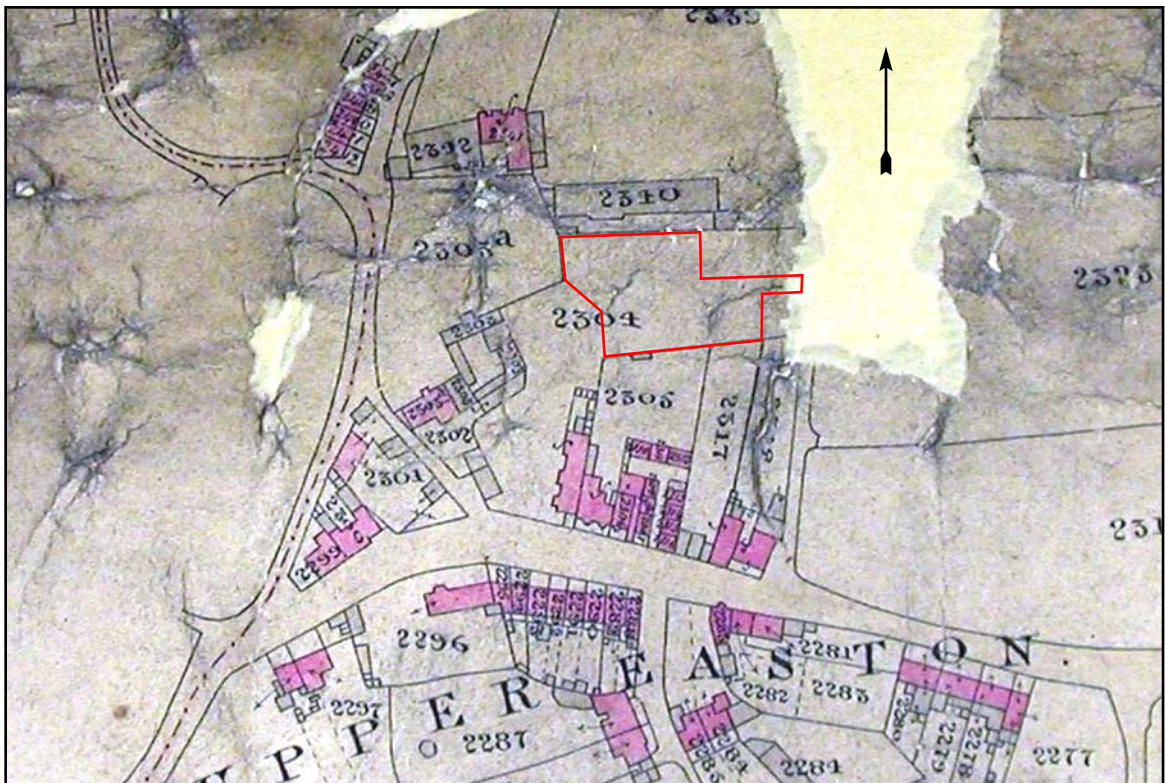


Fig.5 Extract from St George Tithe Map, 1842 (BRO)

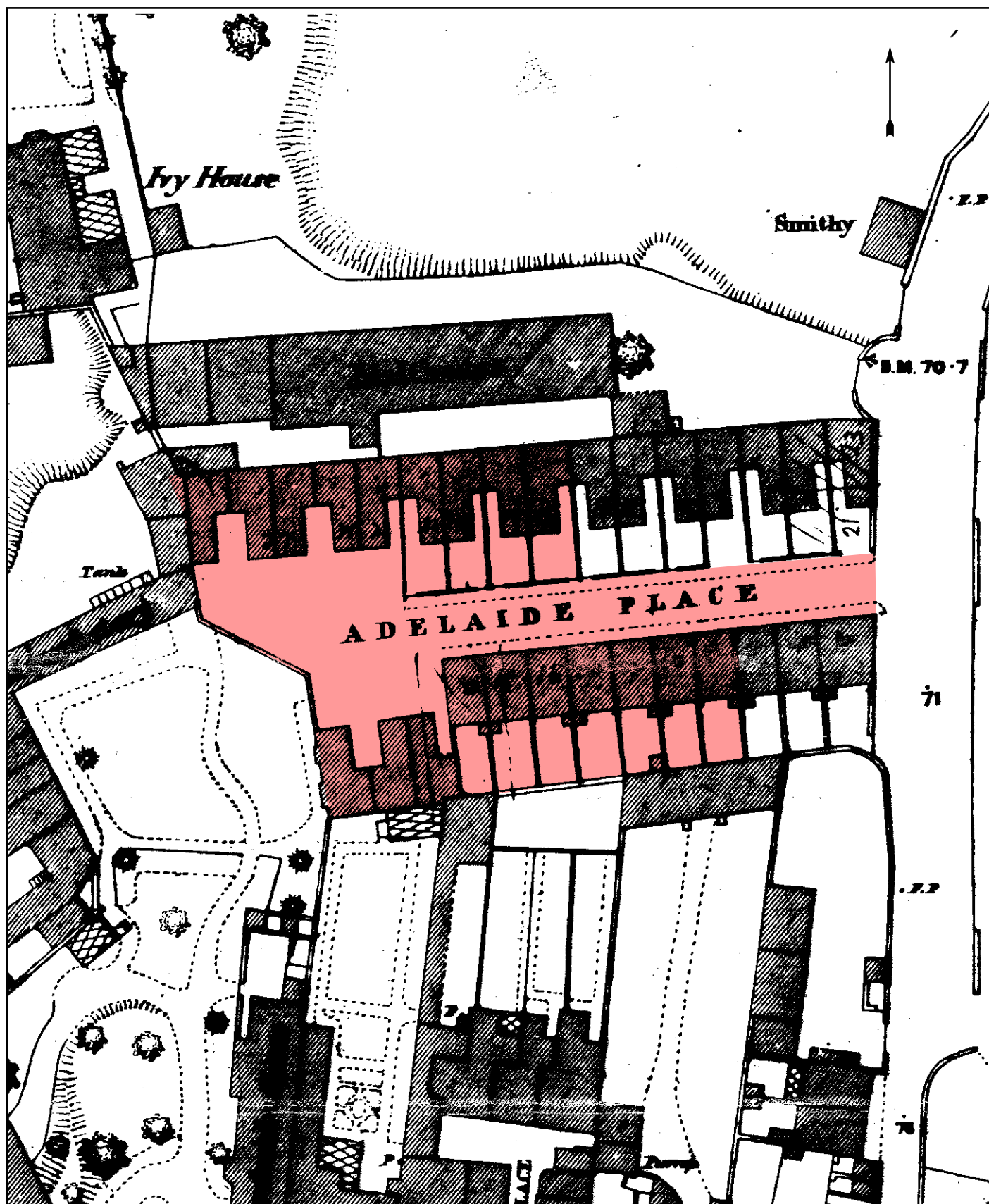


Fig.6 Extract from First Edition Ordnance Survey map (1:500), 1882

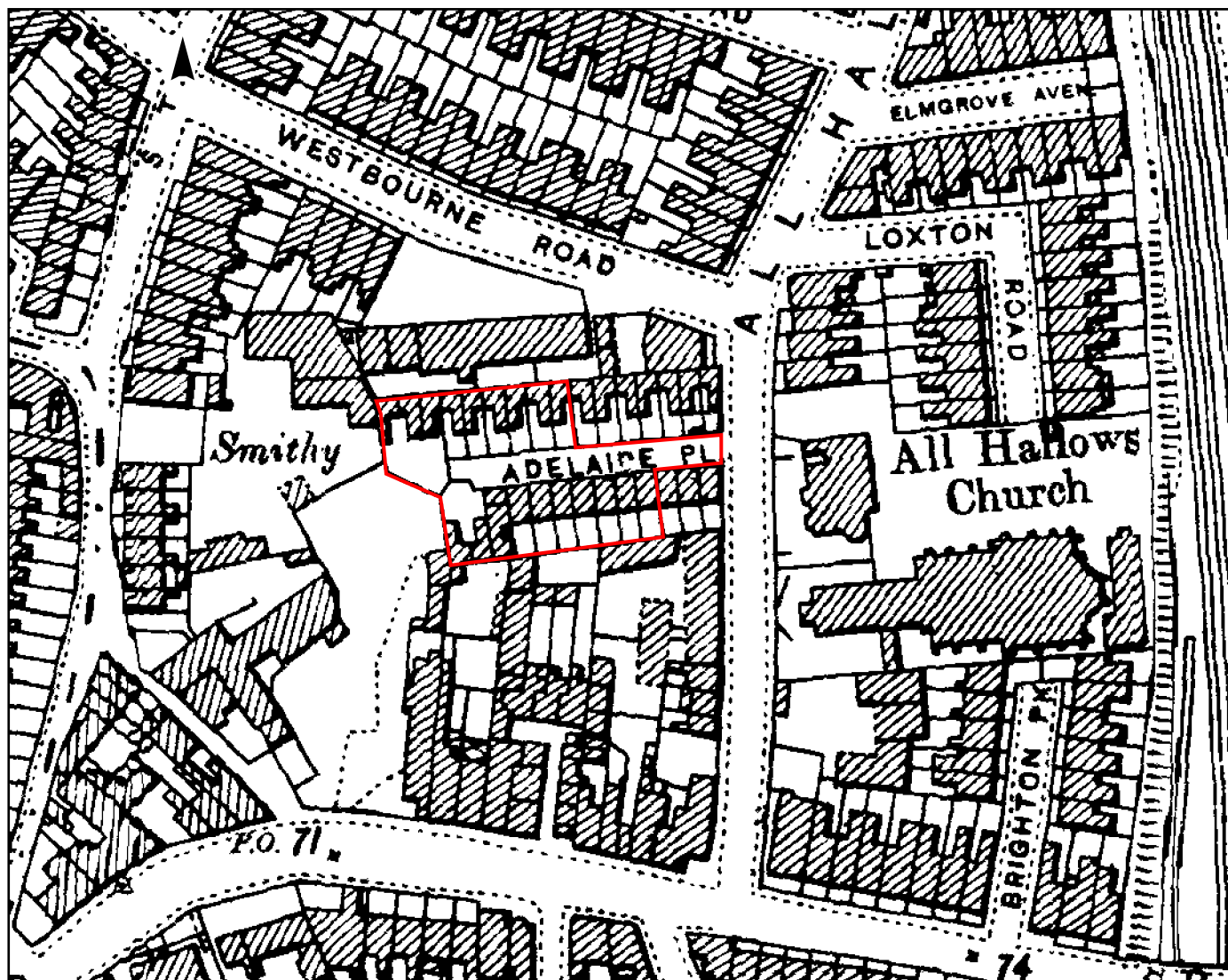


Fig.7 Extract from Second Edition Ordnance Survey map (1:2500), 1903 (not to scale)

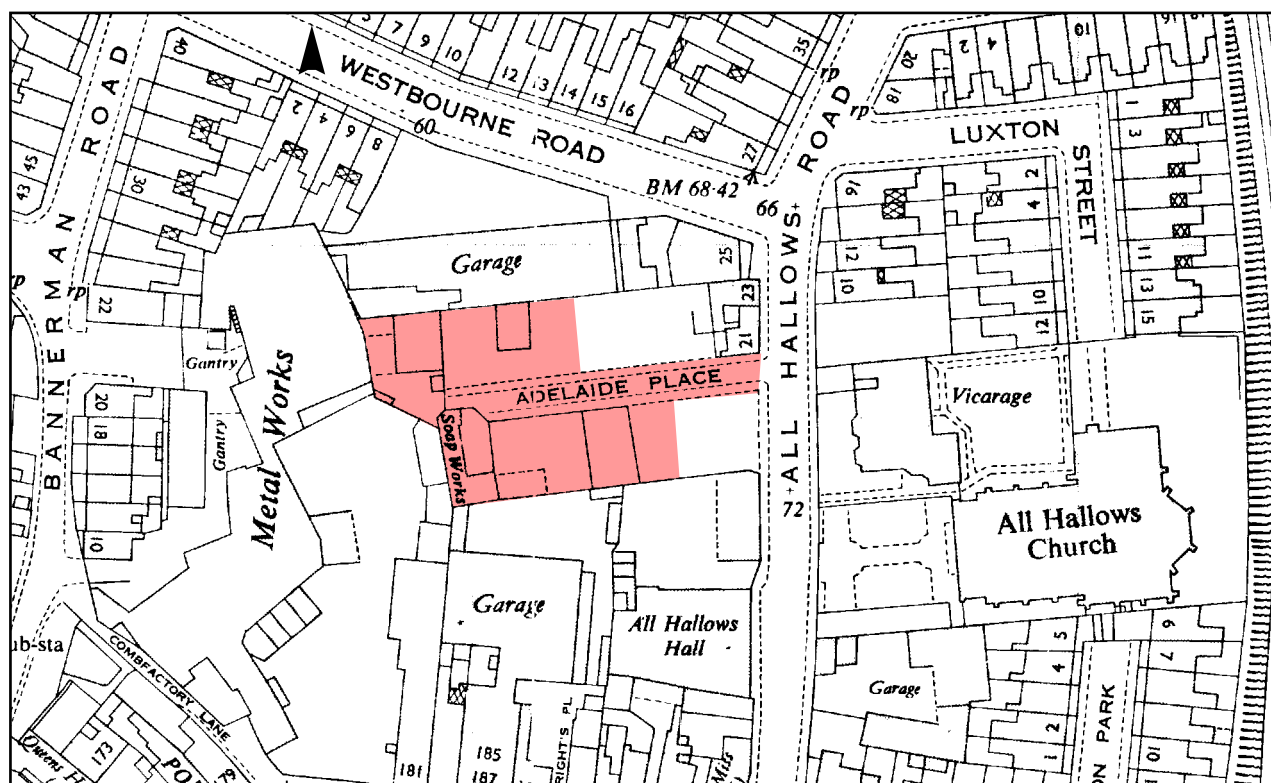


Fig.8 Extract from 1951 Edition Ordnance Survey map (1:2500) (not to scale)



Fig.9 Location plan of Bristol HER entries



Plate 1
North-facing elevation of
the former malthouse,
from the north-west



Plate 2
View across the site, from
the south-east



Plate 3
Original section of the
south boundary wall,
from the north



Plate 4 Black 19th-century mortar adhering to the north boundary wall, from the south



Plate 5 Brickwork of the west boundary wall, from the north-east