

AN ARCHAEOLOGICAL
DESK-BASED ASSESSMENT
AT
LAWNSTONE HOUSE AND ANNEX,
HIGH STREET,
COLEFORD,
GLOUCESTERSHIRE



© Worcestershire County Council

Worcestershire Archaeology
Archive and Archaeology Service
The Hive, Sawmill Walk,
The Butts, Worcester
WR1 3PD

Status:
Date: 27 November 2014
Author: Andrew Walsh, awalsh@worcestershire.gov.uk
Illustrator: Shona Robson-Glyde
Project reference: P4463
Report reference: 2168

Contents

Summary

1

Report

1 Background.....	3
1.1 Reasons for the project	3
1.2 Planning background.....	3
2 Aims.....	3
3 Methods.....	4
3.1 Personnel.....	4
3.2 Documentary research	4
3.3 List of sources consulted	4
3.4 Other methods	5
3.5 Impact assessment criteria	5
4 The application site	7
4.1 Location and size	7
4.2 Topography, geology and soils.....	7
4.3 Current land-use	7
4.4 Historic land-use and archaeological character	7
5 Heritage assets	7
5.1 Designated heritage assets	7
5.1.1 Listed buildings	7
5.1.2 Conservation Area	7
5.2 Undesignated heritage assets	8
5.2.1 Prehistoric and Roman	8
5.2.2 Early medieval and medieval	8
5.2.3 Post-medieval and modern	9
6 Assessment of the significance of heritage assets	10
6.1 Designated assets.....	10
6.1.1 Listed buildings and Conservation Area	10
6.2 Undesignated assets.....	11
6.2.1 Historic buildings.....	11
6.2.2 Sites of archaeological interest	11
7 The impact of the development	12
7.1 Impacts during demolition.....	12
7.2 Residual impacts.....	12
8 Recommendations.....	12
9 Publication summary	13
10 Acknowledgements	13

An archaeological desk-based assessment at Lawnstone House and Annex, High Street, Coleford, Gloucestershire

Andrew Walsh

Summary

A desk-based assessment was undertaken at Lawnstone House and Annex, High Street, Coleford, Gloucestershire (NGR SO 5750 1057). It was undertaken on behalf of Forest of Dean District Council, who intends to demolish the existing buildings and redevelop the site for which a planning application will be submitted.

The assessment identified there is limited potential for prehistoric, Roman and early medieval remains. The site is located adjacent to the historic core of Coleford, which has its origins in the medieval period and developed through the post-medieval period. There is a high potential that the medieval and later settlement and/or other activity extended into the proposed development area.

There is also evidence that extensive undated, but probably medieval or earlier, industrial remains exist to the south and east of the site at Cinder Hill. There is moderate potential for similar activity to have extended into the proposed development site.

The site is currently occupied by Lawnstone House and Annex. These buildings probably date to the early 19th century, although they have undergone significant alterations, both internally and externally.

It is recommended that a programme of archaeological mitigation be considered in advance of demolition and redevelopment. This should take the form of a photographic survey of the historic buildings; monitoring of the groundworks associated with the demolition of the buildings, and evaluation with trial trenches of the relatively undisturbed areas of the site.

Report

1 Background

1.1 Reasons for the project

A desk-based assessment was undertaken at Lawnstone House and Annex, High Street, Coleford, Gloucestershire (Figure 1; NGR SO 5750 1057). It was undertaken on behalf of Forest of Dean District Council, who intends to demolish the existing buildings and redevelop the site for which a planning application will be submitted to Forest of Dean District Council. The proposed development site is considered to include heritage assets and potential heritage assets, the significance of which may be affected by the application.

The project conforms to a Written Scheme of Investigation produced by Worcestershire Archaeology (WA 2014) and the *Standard and guidance for historic environment desk-based assessment* (IfA 2012).

1.2 Planning background

Present government planning policy is contained within the *National Planning Policy Framework* (DCLG 2012). This is supplemented by detailed guidance which had related to earlier government policy but which is at least partially still relevant to the present policy (DCLG/DCMS/EH 2010).

Local planning policy is guided by the Forest of Dean Core Strategy, which was adopted by Forest of Dean District Council in 2012 (FODDC 2012). Policy CSP.1 states that:

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

CSP.1 also notes that the following should be considered:

The impact on any protected sites (natural and historic sites) and heritage assets, and potential for avoiding and/or mitigating any impacts, or providing enhancement, should the development be acceptable.

CSP.4 states that:

Proposals will be expected to improve the quality of their environment with special regard being paid to the quality of the town centres, the general rural character of the district and any protected environments such as Conservation Areas.

With specific reference to Coleford Settlement Policies an objective of the Core Strategy is to:

Retain and enhance the character of the town centre, especially the Conservation Area (FODDC 2012, 82).

2 Aims

The general aims of this desk-based assessment are to:

- establish the nature and extent of the heritage assets;
- assess the significance of the heritage assets within the application site and affected by the proposed development;
- assess the impact of the application on the heritage assets

The specific aims and scope of the assessment are to:

- collect relevant information relating to the historic environment potential of the proposed development area;
- assess the potential significance of any heritage assets, particularly the existing buildings;
- assess the impact of the proposed development on these heritage assets;

The project will only assess heritage assets which are of archaeological interest and will not include consideration of Listed Buildings and Conservation Areas outside the site boundary.

3 Methods

3.1 Personnel

The project was undertaken by Andrew Walsh BSc MSc AlfA FSA Scot, who joined Worcestershire Archaeology in 2013 and has been practicing archaeology since 2004. The project manager responsible for the quality of the project was Tom Vaughan BA MA AlfA. The illustrations were prepared by Shona Robson-Glyde BA PG Dip.

3.2 Documentary research

All relevant information on the history of the site and past land-use was collected and assessed. Records of known archaeological sites and monuments were obtained from Gloucestershire Historic Environment Record (HER). Historic maps, archives and published sources were consulted at Gloucestershire Archives, and relevant online resources including *A Vision of Britain Through Time*, and *British History Online* were also searched.

The records from the HER are mapped on Figures 2 and 3 and the details of individual features of the historic environment are given in Appendix 1. HER references (**GHER**) have been used throughout this assessment, although during its preparation additional heritage assets have been identified and their details are given in Appendix 2 (reference numbers have the prefix **AHA**).

3.3 List of sources consulted

Cartographic sources

- 1608 The Coleford area of 'Th[e Wes]t Pa[rt]of t[he P]l[otte] of the Forrest of D[e]ane [in] the C[ountie] of G[loucester] Taken A[nn]o Dni [16]08 Anno regni [regi]s Jacobi Sexto', National Archives MR1/879, reproduced in Hart (1983, frontpiece and fig. 10)
- 1792 Plan of the Manor of Bicknor and other Estates adjoining in the Parishes of Stanton, Dixon, Newland and Ruardean in the County of Gloucestershire belonging to the Right Honourable Lord Viscount Gage (Gloucestershire Archives PC/23)
- 1840 Newland (including Coleford) tithe map (Figure 4; Gloucestershire Archives GDR/T1/128)
- 1849 S.G. Gregg's Survey of Coleford, reproduced in Hart (1983, fig. 18)
- 1st edition 1992 Ordnance Survey, scale 1:2,500 (Figure 5)
- 1902 Ordnance Survey, scale 1:2,500 (Figure 6)
- 1922 Ordnance Survey, scale 1:2,500 (Figure 7)
- 1960 Ordnance Survey, scale 1:2,500
- 1973 Ordnance Survey, scale 1:2,500
- 1989 Ordnance Survey, scale 1:2,500
- 2014, Ordnance Survey, scale 1:10,000 (Figures 1-3)

-
- BGS *Geology of Britain* viewer, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 19 November 2014

Documentary sources

- A Vision of Britain Through Time, <http://www.visionofbritain.org.uk/place/289> accessed 19 November 2014
- British History Online, <http://www.british-history.ac.uk/search.aspx?query1=coleford> accessed 19 November 2014
- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
- DCLG/DCMS/EH 2010 *PPS5 Planning for the historic environment: historic environment planning practice guide*, Department for Communities and Local Government/Department for Culture, Media and Sport/English Heritage
- Hart, C 1983 *Coleford: The History of a West Gloucestershire Forest Town*, Alan Sutton Publishing
- Hill, M C, 1941 'Wyrall Lands and Deeds' in *Transactions of the Bristol and Gloucestershire Archaeological Society* **63**, 190-206
- English Heritage 2011 *The setting of heritage assets*, English Heritage
- GCC 2007 *Gloucestershire Historic Towns Survey, Forest of Dean District Archaeological Assessments, Coleford*, Gloucestershire County Council, http://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-806-1/dissemination/pdf/coleford/Forest_Coleford_archaeological_assessment.pdf accessed 19 November 2014
- FODDC 2012 *Core Strategy Adopted Version*, Forest of Dean District Council, document dated 23 February 2012
- IfA 2012 *Standard and guidance for historic environment desk-based assessment*, Institute for Archaeologists, updated 16 November 2012
- Jurica, A R J, 1996 'Coleford' in *A History of the County of Gloucester: Volume 5: Bledisloe Hundred, St. Briavels Hundred, The Forest of Dean*, 117-137
- WA 2014 *Written Scheme of Investigation for a desk-based assessment at Lawnstone House and Annex, High Street, Coleford, Gloucestershire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 3 November 2014, P4463

3.4 Other methods

Consultation has been undertaken with the Charles Parry (Archaeologist, Gloucestershire County Council) to establish the key issues of importance in decision-making in response to the proposed development. A site visit was undertaken on 18 November 2014.

This assessment is limited to consideration of heritage assets and potential assets that are relevant to the application site.

3.5 Impact assessment criteria

The criteria cited in Table 1 have been used.

<p>Major Beneficial: Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area's significance.</p>
<p>Beneficial: Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of improvement will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
<p>Not Significant: Impacts that have no long-term effect on any heritage asset.</p>
<p>Minor Adverse: Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p>Moderate Adverse: Minor harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p>Major Adverse: Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p>Severe Adverse: Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p>
<p>Unknown: Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

Table 1: Impact assessment criteria for heritage asset

4 The application site

4.1 Location and size

The proposed development site (centred on NGR SO 5750 1057) is located on the southern edge of the centre of Coleford. The site covers an area of approximately 2,000m², and is bounded by the Studio Cinema to the north, High Street to the east and the offices and car park of Forest of Dean District Council to the south and west. The study area included the development site and an area of c 1km around the site (Fig 1) in order to provide a broad understanding of the local context.

4.2 Topography, geology and soils

The development site lies on land which slopes gently from a height of c 66m AOD in the south, down to c 60m AOD to the north-east, although there has been some terracing on site. The underlying geology is mapped as Cromhall Sandstone Foundation (BGS 2014).

4.3 Current land-use

The development site is currently occupied by Lawnstone House in the centre (Plates 1, 2 and 9), the Annex to the north (Plate 3), which were used as offices by Forest of Dean District Council until 2009, and a former residential property known as Lawnstone Bungalow to the south-west (Plate 4). The buildings have been empty for a number of years but are secure and weatherproof. They have apparently not suffered from any significant damage in this period.

The rest of the site is open space and there is a small garden in the south-eastern corner between Lawnstone House and Bungalow (Plate 5). A footpath runs east to west across the site between Lawnstone House and the Annex from High Street to the current Forest of Dean District Council offices to the west (Plate 6).

4.4 Historic land-use and archaeological character

The Historic Landscape Characterisation (HLC) for Gloucestershire identified the core of Coleford town centre, including the eastern part of the development site as 'Existing settlement – extent by mid 19th century'. The rest of the modern town, including the south-western part of the site, is characterised as 'Existing settlement – present extent'.

5 Heritage assets

5.1 Designated heritage assets

There are no designated heritages assets within the proposed development site. Within the wider study area there is one scheduled monument, 22 listed buildings and one Conservation Area. Due to the limited impact the development will have on designated heritage assets only those whose setting will be impacted upon are discussed below. Details of all designated heritage assets within the study area are presented in Appendix 2.

5.1.1 Listed buildings

Forest House (**GHER11298**) is a grade II listed building located about 40m south of the development site. It is a late 18th century house with a mid 19th century extension to the rear (Fig 2).

The settings of the other listed buildings in the study area are fully or partially screened from the site by other buildings or structures and/or the undulating topography of the study area.

5.1.2 Conservation Area

The proposed development site lies immediately south of the southern edge of Coleford Conservation Area. The Conservation Area includes the core of Coleford town centre along Newland Street, Market Place, St John's Street and Gloucester Road. Only the northern end of High Street is included as most of the buildings along the southern half of the street, including those adjacent to the development site, are 20^h century in date (Fig 2).

5.2 Undesignated heritage assets

5.2.1 Prehistoric and Roman

The HER holds no records of archaeological activity from any of these periods in the development site (Fig 3). Within the wider study area prehistoric flints have been found 800m to the north-west at Owen Farm (**GHER19422**). Bronze Age flints have been found at 24, Orchard Road (**GHER19935**), approximately 425m north, and other Bronze Age finds including a Palstave (**GHER5101**) and flints (**GHER11045**) have been recorded at High Nash, c 500m. A Bronze Age socketed axe was found 750m to the south-west (**GHER5640**).

Roman activity within the wider study area includes a Romano-British temple and burial site (**GHER4929**) and traces of Roman pavement (**GHER5047**) at High Nash. Roman coins and pottery were also identified during construction of housing at High Nash after the First World War (**GHER5103**) and Roman coins were found near Scowles village, approximately 1km west of the proposed site (**GHER22220**).

5.2.2 Early medieval and medieval

The HER holds no records of any early medieval activity on the proposed development site or within the wider study area. There are also no HER records of medieval activity on the proposed development site (Fig 3) although as noted above in Section 4.4 the HLC records that the site lies on the southern edge of the historic core of Coleford.

Coleford was not recorded in the Domesday Survey of 1086, and the earliest reference to the settlement dates to 1282 (GCC 2007). Throughout the medieval period and much of the post-medieval the town was part of Newland parish, a Royal manor whose inhabitants were controlled by Forest Law (Jurica 1996). The settlement developed at the crossroads of two important forest roads, at the location where they crossed over the confluence of three streams. The north to south route, recorded as *coal way* in 1306, followed the course of Sparrow Lane, St Johns Street and High Street, off which the proposed site is located (GCC 2007, 24).

By 1349 eight or more houses were recorded at Coleford and in 1364 it was being described as a *street* (Jurica 1996). A chapel (**GHER21322**) was recorded in 1489, located in the open area at the cross roads of the two main routeways, which also became the site of a weekly market in 1661. The settlement continued to grow through the period and detailed analysis of the documentary evidence for the Gloucestershire Historic Town Survey indicates that the present site lay within an area of later medieval expansion (GCC 2007, 24 and map 6), although some of this expansion may be early post-medieval in date (Jurica 1996).

Recent archaeological monitoring work (**GHER37842** and **GHER37989**) recorded a small amount of medieval pottery and a possible medieval or post-medieval metal worker's workshop off Newland Street c 50m north-west of the development site. Other HER records dating to the medieval period in the study area are largely limited to agricultural features, such as ridge and furrow (eg **GHER4923**), or industrial activity, such as slag deposits found to the east of the development site in 1985 (**GHER4390**) (Fig 3). The area to the south of the site is known as Cinder Hill, which is first mentioned as 'Synderhill' in a rent roll of 1541 (Hill 1942, 193; Plate 8). Forest House (**GHER11298**) was originally known as Tump House. A bank of cinders and a scowle (**GHER21218**) are recorded here by Hart who quotes the owner Margaret Mushet:

In the large field belonging to the house formerly known as Tump House, now Forest House there may be seen a bank of cinders 6 feet high, on which the full hedge grows, and has grown ever since the field was made a field. The hollow space under the hedge, of considerable dimensions, once called the Scowle, has been filled up and made level with the field. There, probably, was the furnace placed, for the cinders have been traced across the kitchen garden into the road. This road, ascending from the Chapel Tump, used to be called Cinder Hill; and in fact is now, under the surface, still many feet deep in these same cinders (Hart 1983, 50).

To the south-east of the site more evidence of historic industrial activity (**GHER23534**) was also recorded in 1908 when the Western Mail published the following article:

For some days past a number of men have been employed in excavating a rough piece of ground near the Great Western Station at Cinderhill, Coleford. On going to the spot our representative saw men busy digging up what appeared to be old clinkers, which were passed through a sieve, but on making enquiry it was found that these clinkers were made by the Romans at the various furnaces which then existed in and around Coleford, but, owing to the fact that no machinery was in vogue in those days to get the full percentage of iron from the brush, thousands of tons were used for making roads, filling up holes, &c, in the district.

5.2.3 Post-medieval and modern

The earliest detailed map showing Coleford is of the western part of the Forest of Dean dated 1608 (National Archives MR 1/879) which is reproduced in the frontpiece by Hart (1983) and also as a schematic drawing (ibid, fig 10). This illustrates the road layout, buildings, and main plot boundaries and appears to show the development site as a small unoccupied plot of land adjacent to the north to south road (now High Street) with buildings on plots to the north and south.

Coleford continued to expand throughout the post-medieval period, stimulated by the market grant and innovations in the iron working and coal extraction industries. Initially new development in the post-medieval probably took the form of infilling empty areas and plots, such as the north-eastern part of the market place and by 1800 the entire length of St John's Street had been built up. Expansion also continued to follow the course of the four main streets, with many of the streams which ran through the settlement being culverted and built over (**GHER21327** and **GHER21328**; Fig 3).

Although the estate map of Lord Gage (1792) does include Coleford, the town is located on the edge of the estate and appears to be only partially illustrated. The next available detailed map is the Newland tithe map (1840; Fig 4). This shows Coleford in detail and Lawnstone House (**AHA001**) is clearly shown together with a number of outbuildings to the north occupying the site of the Annex (**AHA002**). The House, which was occasionally spelt by the alternate version *Launceston*, is illustrated as a main block with separate wings to the north-west and north-east. A number of small plots of land occupy the rest of the site to the south and west of the house. To the north of the site are an empty plot and then two rows of buildings fronting onto the west side of High Street. To the south of the site is a building, also probably a house, and south of this is Forest House. On the east side of the High Street opposite the Lawnstone House is another empty plot, with rows of buildings to the north, and a single building or house to the south-east.

In 1849 when S G Gregg undertook his survey of Coleford (Hart 1984, fig 18) Lawnstone House was occupied by W Roberts Esq. Solicitor. The plan shows the House with the two wings and a least one outbuilding to the north. The north-western wing is still illustrated as a separate building. 'Stables' is labelled here, presumably referring to the various outbuildings to the north. The area immediately around the site appears largely unchanged, although Lawnstone House represents the southern edge of the survey.

Around 1880 the House was passed to W Roberts Jnr and the 1st edition Ordnance Survey map (1882; Fig 5) illustrates Lawnstone House as a single block which now incorporates both of the northern wings. The north-western wing also appears to have been extended to the west (Plate . There is a row of small buildings, possibly stables and/or workshops, on the site of the Annex (Plate 3). A 'P' is also marked in this area, marking the site of a pump for a well. To the south and west the small plots shown in the earlier tithe map have been opened out into larger areas, with footpaths and trees illustrated, indicating they have been put to formal gardens. Across the High Street a Methodist Chapel (**GHER17779**) has been built on the site of the empty plot and in the centre of Coleford the medieval chapel (**GHER21322**) in Market Place has been demolished and only the clock tower (**GHER21217**) survives. The Severn and Wye railway line (**GHER5702**) has reached Coleford and a structure labelled weighing machine (**GHER1776**) has been built to the south-east of the site (Fig 3).

During the 1890s the house became Lawnstone Temperance Hotel, and later on the lower buildings were used by Coleford Town and District Club, while the single storey north wing was also used as a small private school during an unspecified period (Hart 1983, 376). The 1902 OS map (Fig 6) shows little significant change to Lawnstone House although immediately to the south the Coleford railway line (**GHER6076**) has been built in a cutting passing under the road. The house between Lawnstone House and Forest House has been demolished to make way for the railway line.

The east elevation of the House is illustrated in a photograph dated c 1910, when it is identified as Lawnstone Family and Commercial Hotel (Hart 1983, plate 25a; Plate 10). At this time the east elevation contained a stone bay window to the south, a shallow pedimented stone porch to a doorway in the centre, and a doorway under a simple semi-circular headed arch into the single storey north wing (pers comm Shona Robson-Glyde). It is unclear when the bay was removed, the doors blocked in and the single storey north wing altered to two storeys.

The 1922 OS map (Fig 7) shows no apparent change to the outline of Lawnstone House. The only significant change to the surrounding area is the construction of a 'Drill Hall' (**GHER21305**) on the plot immediately north of the development site. In 1927 Lawnstone House was conveyed to West Dean Rural Council and the adjoining land also passed to their ownership in 1938 (Hart 1983, 376).

By 1960 a new extension has been added to the west side of Lawnstone House and the small extension to the north-west wing has been demolished (OS 1960). Lawnstone Bungalow has been built to the south-west of the House (Plate 4) and between the new bungalow and railway line there is a new building labelled as a *Clinic*. A fire station has also been constructed on the garden to the west. The former Drill Hall adjacent to the Annex is now recorded as a Dean Cinema, and it has remained in use as a cinema to the present day. To the north of the cinema a *Bus Depot* has been built on the site of earlier buildings.

There are no major changes to the development site recorded on the 1973 OS map, although the Annex is now shown as one block rather than a group of attached buildings. However the footprint of the structure remains the same and this change may mark its conversion to a single office building or be simply a cartographic convention. The Methodist chapel opposite the site on High Street has been demolished and replaced by a new building, and the railway line through Coleford has been closed.

There are also no major changes recorded on the 1987 OS map. An extension has been added onto the western end of the Annex and the whole complex, including the former fire station, is now labelled *Council Office*. To the south-east the site of the former railway station and goods yard has been extensively remodelled into car parking.

Since 1987 the extension to Lawnstone House, built between 1922 and 1960, as well as the other buildings constructed around the same time for the *Clinic* and *Fire Station* have all been demolished to make way for new purpose built council offices and car parking located to the west of site.

6 Assessment of the significance of heritage assets

6.1 Designated assets

6.1.1 Listed buildings and Conservation Area

The primary significance of the Grade II listed Forest House is derived from its fabric, although its setting also makes an important contribution. There is intervisibility between Forest House and the proposed development site, although the main aspect of Forest House faces east and the setting of this aspect is not affected by the development.

There is also some limited intervisibility along the High Street between the Coleford Conservation Area and the eastern edge of proposed development site (Fig 2). However the southern section of

High Street has been subjected to 20th century redevelopment, and the setting of the buildings in the Conservation Area has been altered by these changes.

6.2 Undesignated assets

6.2.1 Historic buildings

Lawnstone House and Annex are first documented on the 1840 tithe map. Original external features, such as the prominent cornice and string course (surviving), bay window and pedimented arch (removed), indicate that the House probably dates to the early 19th century (Plates 1, 2, 9 and 10; pers comm Shona Robson-Glyde), whilst the Annex was originally an associated stable block. They were important buildings in the social history of Coleford, providing the local community with access to council services since the 1927, and prior to that as a hotel from the 1890s. However the structure of both buildings has been significantly altered; inside no obvious original fixtures and fittings survive whilst various external changes have been made to both buildings. Lawnstone Bungalow is a typical mid 20th century single storey residential property and is of low historic significance.

6.2.2 Sites of archaeological interest

Nature of the archaeological interest in the site

No significant heritage assets with archaeological interest have been recorded within the proposed development area. However the site lies near to the centre of the historic core of Coleford, which is attested in documents from the medieval period. The earliest stratified archaeological evidence of occupation within the town dates from the medieval period. In addition some prehistoric, Bronze Age, and Roman material has been recovered from surrounding sites within the study area, which indicate that there was earlier activity in the wider area.

Relative importance and physical extent of the archaeological interest in the site

No prehistoric, Roman or early medieval archaeological sites have been identified on, or in the immediate vicinity of, the proposed development site. It is therefore considered that there is **low potential** for settlement or other significant archaeological remains of these periods to exist on the site.

The site is located adjacent to High Street, which formed part of an important route way in the medieval period. Surveys and historic mapping indicate that settlement began to develop along this section of High Street in the late medieval or early post-medieval period. It is therefore concluded that there is **high potential** for settlement or other significant archaeological remains of these periods to exist on the site.

To the south and east of the site industrial activity including a filled-in scowle, slag, and 'old clinker' have been recorded. This activity is undated, but probably medieval or earlier, and may extend into the development site. It is therefore considered there is **moderate potential** for industrial activity to exist on the site of these periods.

Existing impacts

Lawnstone House is likely to have had a significant impact on any below ground archaeological remains. The southern end of the building is terraced into the hillside and the northern wing appears to have a cellar (which was not accessible during the site visit). The construction of the Annex building and Lawnstone Bungalow was probably less severe. Both buildings have been built at the existing ground level with little or no terracing, although footing and service trenches may have had a significant impact on any surviving archaeological remains.

7 The impact of the development

7.1 Impacts during demolition

The proposed demolition works will result in the removal of two non-designated historic buildings. Due to the internal and external changes which the two buildings have been subjected to, they are not deemed to be worthy of designation and the impact of their demolition is considered to be **minor adverse**.

As the nature, extent and date of any potential buried archaeological features has not been established it is difficult to predict the impact of the demolition on the archaeological resource. However, demolition operations in advance of re-development within a brown-field site typically require piecemeal but extensive below ground disturbance. This will involve the demolition of the existing buildings and the grubbing out of all foundations, floors and cellars. These operations can damage or remove surviving buried archaeological remains and therefore have the potential to have a **minor to moderate adverse** effect on any potential heritage assets.

Although no plans have been provided for any future redevelopment of the site such work can typically involve the excavation of trenches for terracing purposes, new foundations, service runs, soakaways and larger areas of soil stripping for new roads and/or car parking. These operations can damage or remove surviving buried archaeological remains and therefore have the potential to have a **minor to moderate adverse** effect on any potential heritage assets.

7.2 Residual impacts

The setting of Forest House will be altered by the removal of Lawnstone House and Annex. However the main aspect of Forest House faces east so will not be visually affected. Therefore the impact of the loss of Lawnstone House on the setting of Forest House is considered to be **minor adverse**.

The site lies outside the Conservation Area, which extends into the northern end of High Street (Fig 2). Although Lawnstone House and Annex contribute to the wider setting of the Conservation Area, they are not an integral part of the area due to the construction of 20th century buildings around the site (Plate 7). The intervisibility between the Conservation Area and the site is limited by these buildings, and although the eastern side of Lawnstone House is clearly visible when looking along High Street from the Conservation Area, the House has also been subject to a number of changes during the 20th century. These include the removal of original features such as doors and bay windows. The impact of the demolition of the buildings on the setting of the Conservation Area is therefore considered to be **minor adverse**.

Depending on the final design, any future redevelopment of the site has the potential to enhance or harm the setting of both Forest House and Coleford Conservation Area. Therefore the final residual impact of the development may range from **beneficial to minor adverse** depending on the final proposal.

8 Recommendations

At this stage the detailed plans of the proposed demolition and any future redevelopment work is not known. The desk-based assessment has identified that Lawnstone House and Annex probably date to the early 19th century, although both buildings have been significantly remodelled. In order to mitigate their removal a programme of photographic survey should be undertaken to allow a full record and interpretation of the buildings.

In order to establish the impact of any redevelopment on the archaeological resource, further investigation, in the form of an archaeological evaluation, should be undertaken. This will establish the nature, extent, character and date of any archaeological features which survive and help to place them in a local, regional and national context. If the demolition is undertaken prior to any

archaeological evaluation, a watching brief may be warranted if the demolition work is likely to disturb below ground remains.

The scope and specification of mitigation works should be agreed with Charles Parry (Archaeologist, Gloucestershire County Council).

Any site investigation works or watching briefs required would be concluded by production of an archaeological report (and appropriate publication) to be deposited for public consultation with Gloucestershire Historic Environment Record and a project archive to be deposited at a local museum.

9 Publication summary

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

A desk-based assessment was undertaken at Lawnstone House and Annex, Coleford, Gloucestershire (NGR SO 5750 1057). It was undertaken on behalf of Forest of Dean District Council, who intends to demolish the existing buildings and redevelop the site.

The assessment identified there is limited potential for prehistoric, Roman and early medieval remains. The site is located adjacent to the historic core of Coleford, which has its origins in the medieval period and developed through the post-medieval period. There is a high potential that the medieval and later settlement and/or other activity extended into the proposed development area.

There is also evidence that extensive undated, but probably medieval or earlier, industrial remains exist to the south and east of the site at Cinder Hill. There is moderate potential for similar activity to have extended into the proposed development site.

The site is currently occupied by Lawnstone House and Annex. These buildings probably date to the early 19th century, although they have undergone significant alterations, both internally and externally.

It is recommended that a programme of archaeological mitigation be considered in advance of demolition and redevelopment. This should take the form of a photographic survey of the historic buildings; monitoring of the groundworks associated with the demolition of the buildings, and evaluation with trial trenches of the relatively undisturbed areas of the site.

10 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project; Paul Smith and Kareena Webley (Forest of Dean District Council), Paul Evans (Gloucestershire Archives), Charles Parry and Tim Grubb (Archaeologists, Gloucestershire County Council).

Appendix 1 Heritage assets registered with the Historic Environment Record (those within the application site are indicated in bold)

GHER No.	Site type	Description
470	General	Whitecliff industrial complex is a scheduled monument which includes Whitecliff Furnace and two post medieval lime kilns and quarry off Newland Street, Coleford.
4399	General	Post-Medieval Whitecliff Quarry, Whitecliff, Coleford. Possible site of destroyed scowles.
4898	General	Site of Poolway Turnpike, Gloucester Road, Coleford.
4913	General	Sarnedge Lane Hollow Way, Coleford
4923	General	Medieval Ridge and Furrow on Carnival Fields (Buchanan's Recreation Ground), Coleford.
4924	General	Whitecliff Hollow Way, Coleford.
4925	General	Rock Lane, east of Whitecliff Furnace, off Newland Street, Coleford.
4926	General	Medieval Ridge and Furrow in a field called 'Bone Hill' on the rectified copy of the Coleford tithe map and apportionment of c.1840, near Whitecliff, Coleford.
4927	General	Whitecliff Deserted Settlement.
4928	General	Slag deposits of probable medieval date at Whitecliff, Coleford.
4929	General	High Nash Romano-British Site, including a burial and possible temple, High Nash, Coleford.
4930	General	Slag Deposits of probable medieval date at Cinderhill, Coleford.
5047	General	Traces of Roman pavement, Coleford parish.
5101	General	Bronze Age Palstave from High Nash, Coleford.
5103	General	Roman coins and pottery were found at High Nash, Coleford, during the construction of council houses after the 1914-1918 war.
5639	General	Furnace 'Mushet's Barn'
5640	General	Socketed Bronze Age Axe, found at Coleford
5702	Railways	Severn and Wye Railway (disused), from Lydney to Lydbrook, with docks branch and a mineral loop. (Cookson terrace has LBII status).
5702	Railways	Severn and Wye Railway (disused), from Lydney to Lydbrook, with docks branch and a mineral loop. (Cookson terrace has LBII status).
5702	Railways	Severn and Wye Railway (disused), from Lydney to Lydbrook, with docks branch and a mineral loop. (Cookson terrace has LBII status).
5702	Railways	Severn and Wye Railway (disused), from Lydney to Lydbrook, with docks branch and a mineral loop. (Cookson terrace has LBII status).
5815	General	Post-medieval Scowles Village, a 19th century one street village consisting of old mining cottages, built alongside a line of scowles.

GHER No.	Site type	Description
6076	Railways	The Coleford Railway (disused) from Monmouth (May Hill), absorbed by the GWR. (Swanpool Bridge has LBII status).
6270	General	Site of a possible post-medieval smithy at Whitecliff.
6271	General	Sewer Vent (probably Victorian), located by the corner of the road near White Cliff Farm.
6758	General	Iron Mine
6759	General	Site of medieval King's Fishpond, Pool Green, Coleford.
8327	Listed building	Church of St. John, Coleford
8328	General	Modern evaluation at The Market Place, Coleford.
8330	Listed building	Grade II listed Independent Congregational Chapel, Bank Street, Coleford
8331	General	Baptist Chapel, Newland Street, Coleford, built in 1858.
11045	General	Flint scraper (early Bronze Age?) - found during the excavation of the Mushet Industrial Park site at High Nash, Coleford
11078	General	Slag Deposits of probable medieval date at Mason Arms, Coleford.
11298	Listed building	No 2, Forest House, Cinder Hill. Coleford
12116	Listed building	Nos 1 and 2 Bank Street, Crown House, Coleford.
12117	Listed building	Whitehall's Farmhouse, Coalway Road, Coleford
12118	Listed building	Nos 4 and 6 Boxbush Road, Coleford
12122	Listed building	Poolway House, Gloucester Road, Coleford.
12124	Listed building	No. 4 High Street, Coleford
12125	Listed building	Nos 6, 8 & 10, High Street, Coleford
12132	Listed building	The Old Vicarage, Lords Hill, Coleford
12133	Listed building	Nos 1, 2 & 3 Market Place, Coleford
12134	Listed building	No. 19 (Lloyds Bank) Market Place, Coleford

Lawnstone House and Annex, Coleford, High Street, Gloucestershire

GHER No.	Site type	Description
12135	Listed building	No. 20 Market Place, Coleford
12136	Listed building	No. 21 and 22 (Angel Hotel) Market Place, Coleford (LISTED BUILDINGII).
12137	Listed building	No. 33 Market Place, Coleford
12138	Listed building	No. 34 and 35 Market Place, Coleford
12139	Listed building	Late 18th century town house, now Caragh House Flats, Newland Street, Coleford
12140	Listed building	No. 6 Newland Street, Coleford
12141	Listed building	No. 8 Newland Street, Coleford
12142	Listed building	No. 10 Newland Street, Coleford
12143	Listed building	Rock Castle, Newland Street, Coleford
15279	General	Negative archaeological watching brief (1994) - New foul sewer, Market Square, Coleford.
15964	General	Police Station, Lords Hill, Coleford, shown on OS 1st-3rd edition 1:2500 maps.
17763	General	Blacksmiths Shop, Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849, and OS 1st-3rd edition 1:2500 maps.
17764	General	Police Station, Gloucester Road, Coleford, shown on S. G. Gregg's Map of Coleford 1849.
17765	General	Post Office, Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17766	General	Corn Company, Lords Hill, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17767	General	White Horse Inn, Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17768	General	George Inn, St John's Street, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17769	General	Kingshead Inn, Bank Street, Coleford, shown on S.G. Gregg's Map of Coleford 1849, and OS 1st-3rd edition 1:2500 maps.
17770	General	Coach House Inn, Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17771	General	Feathers Inn, off Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849, and OS 1st & 3rd edition 1:2500 maps.
17772	General	Site of the former Unicorn Inn, Market Place, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
17773	General	Old Iron Pit shown on OS 1st Edition Map 25" of Coleford 1882.

GHER No.	Site type	Description
17774	General	Site of 19th century Brewery shown on OS 1st Edition 1:2500 map of Coleford 1883.
17776	General	Site of Weighing Machine, east of High Street, Coleford, shown on OS 1st edition 1:2500 map of Coleford 1883.
17777	General	Site of Red Lion Inn, Cinder Hill, Coleford, shown on OS 1st-3rd edition 1:2500 maps.
17778	General	Former Baptist chapel, later a school (now disused), Newland Street, Coleford, shown on OS 1st edition 1:2500 map.
17779	General	Site of Wesleyan Methodist Chapel, High Street, Coleford. Built 1851, demolished in 1970.
17780	General	Site of Gasworks, Newland Street, Coleford, shown on OS 1st & 3rd edition 1:2500 maps.
17781	General	Site of Mosen's(?) Inn, Newland Street, Coleford, shown on S.G. Greggs Map of Coleford 1849.
17782	General	Bell Inn, Newland Street, Coleford, shown on S.G. Gregg's Map of Coleford 1849.
19422	General	Flint finds of prehistoric date from near Owen Farm, Staunton Road, Coleford.
19423	General	Slag of early medieval or later date and a hearth base, exposed during redevelopment of the 1828 Baptist Chapel and graveyard, Coleford.
19935	General	Flint finds, possibly of Bronze Age date, from the garden of 24 Orchard Road, Coleford.
20098	General	19th century Whitecliff House, Whitecliff, Coleford.
20099	General	17th century Owen Farm, Staunton Road, Coleford.
20106	General	Edenwall Farm, Coleford, on the site of a house recorded in 1608.
20401	Event	Archaeological desk-based assessment, Whitecliff, Coleford - July 1992.
20425	Tramways	Monmouth Tramroad, early 19th century tramroad from Monmouth to Coleford from where 3 branches ran towards branches of the Severn & Wye Tramroad.
20455	General	Possible site of furnace next to chapel, recorded 1539, Coleford.
20456	General	Site of former Market House, Coleford, burned down in 1643, and medieval preaching cross.
20457	General	Late 19th century Mission Hall, Bank Street, Coleford. Demolished in 1959.
20487	General	Area of medieval settlement - at High Meadow Farm, Staunton Coleford, Listed Building
20567	General	Desk based assessment and watching brief for Welsh Water Whitecliff new trunk sewer scheme, between Coleford and Whitecliff waste water treatment works.
20785	General	Former Countess of Huntingdon's Chapel. Greatly altered on conversion to a house, 'Huntingdon House'. Built in c.1788-90, closed c.1890, subsequently used by Wesleyans and as an infant's school.
20805	General	Post-medieval Spout to the rear of Bank Street, Coleford
21217	Listed building	Tower of former parish church, Market Place, Coleford.

Lawnstone House and Annex, Coleford, High Street, Gloucestershire

GHER No.	Site type	Description
21218	General	Bank of cinders 6 ft high, in field behind Tump House (now Forest House), Coleford.
21299	General	Post-medieval Well in the rear garden of a house on Gloucester Road, Coleford.
21300	General	Post-medieval Pump, Newland Street, Coleford, shown on OS 1st and 3rd edition 25" maps.
21301	General	Old White Hart, at the entrance to St John Street, Coleford, dates from the 17th century.
21302	General	Site of post-medieval market house and town hall, Coleford.
21303	General	Site of 15th and 17th century house, Wynols Hill, Coleford.
21304	General	19th century cemetery, chapels and lodge, Victoria Road, Coleford.
21305	Military	Drill hall built in 1906, later converted into a cinema, High Street, Coleford.
21306	General	Site of a post-medieval Iron level shown on OS 2nd edition 25" map, Newland Street, Coleford.
21307	General	Site of the post-medieval Boxbush iron mine, shown on OS 2nd-3rd edition 25" maps, near Coleford.
21308	General	Site of former foundry, established by 1870, Albert Road, Coleford, shown on OS 1st edition 25" map.
21309	General	Site of former Colour Works, established by 1870, Albert Road, Coleford, shown on OS 1st edition 25" map.
21310	General	Site of a post-medieval pottery at Whitecliff, Coleford, shown on OS 1st edition 25" map.
21311	General	Site of 18th century workhouse at the corner of St. John Street and Bank Street, Coleford.
21312	General	Site of former pound at Whitecliff shown on OS 1st-3rd edition 25" maps.
21322	General	Site of medieval parish church, Coleford town centre.
21323	General	20th century Church dedicated to St. Margaret Mary, High Nash.
21324	General	Pentacostalist meeting place called Mount of Olives, built 1960, Poolway.
21326	General	19th century school at Whitecliff, shown on OS 1st edition 1:2500 map.
21327	General	Site of 17th century bridge over the Sluts Brook and Thurstan's Brook, Coleford.
21328	General	Site of 17th century bridge over the Coller Brook, Coleford.
21329	General	Early 19th century Colour Works, south of the Paint Works next to the ironworks, Whitecliff, Coleford.
21330	General	Possible site of the 15th century Wyrral mansion-house, Whitecliff, Coleford.
21926	General	Disused post-medieval lime kiln, located immediately west of Kiln Cottage, on the south side of Newland Street, Whitecliff, Coleford.
21931	General	Site of a post-medieval lime kiln, in the garden of 50 Victoria Road, Coleford.

GHER No.	Site type	Description
21932	General	Site of a post-medieval lime kiln, to the west of the bowling green near Buchanan's Recreation Ground, Coleford.
21934	General	Site of the Coleford Land Iron Pit, sunk in 1873, located c.250 metres to the north-east of Scowles Farm, adjacent to Scowles Road, Coleford.
21936	General	Site of an old quarry located opposite Poolway House, Coleford, recorded on the rectified copy of the Coleford tithe map and apportionment.
21949	General	Site of Whitecliff Gate toll gate and toll house, Whitecliff, Coleford.
21950	General	Site of an old quarry of unknown date, Lords Hill, Coleford.
21951	General	Site of a mill of unknown date, on the south side of Newland Street, Coleford.
21952	General	Site of an old quarry or unknown date, near Bowens Hill, Coleford.
21953	General	Site of an old pound of unknown date, at the northern end of St. John's Street, Coleford.
21954	General	Site of a malt house of unknown date, lower Lords Hill, Coleford.
21955	General	Approximate site of a malthouse of unknown date, located behind the former Unicorn Inn, Coleford.
21956	General	Approximate site of a malthouse of unknown date, located opposite the former Waverley Hotel, Coleford.
21957	General	Site of a probable tannery of unknown date, lower Newland Street, Coleford.
21958	General	Approximate site of a malt house of unknown date, located behind the Angel Hotel, Coleford.
21959	General	Approximate site of a malt house of unknown date, located on the west side of St. John's Street, Coleford.
21960	General	Approximate site of a malt house of unknown date, located to the east of the Angel Hotel, Market Place, Coleford.
21961	General	Approximate site of a malt house of unknown date, located near Poolway House, Gloucester Road, Coleford.
21962	General	Approximate site of a malt house of unknown date, located on the west side of St. John's Street, Coleford.
21963	General	Approximate site of a malt house of unknown date, located at the southern end of St. John's Street, Coleford.
21964	General	Approximate site of a smithy of unknown date, Sparrow Hill, Coleford.
21965	General	Approximate site of a smithy of unknown date, on the south side of the Market Place, Coleford.
21966	General	Approximate site of a drying ground of unknown date, in the Back Lane, near the Angel Hotel, Coleford.
21967	General	Approximate site of a drying ground of unknown date, behind Whitecliff House, Newland Street, Coleford.

Lawnstone House and Annex, Coleford, High Street, Gloucestershire

GHER No.	Site type	Description
21968	General	Approximate site of a bakehouse of unknown date, lower Lords Hill, Coleford.
21969	General	Approximate site of a quarry of unknown date, on the south side of Lords Hill, Coleford.
21970	General	Site of an 18th-19th century silk mill, Newland Street, Coleford.
21972	General	Site of 19th century High Nash Iron Pit, High Nash, Coleford.
21983	General	Underground post-medieval quarry at Gubbins Quarry, Little Ground, Quarhouse.
22220	General	Roman coins found at or near a house called Badgers End, Scowles Village.
22345	General	A modern report on a site visit to 14 Boxbush Road, Coleford.
22409	Military	Site of a World War Two POW camp at Wynols Hill, Coleford.
22409	Military	Site of a World War Two POW camp at Wynols Hill, Coleford.
22425	General	Finds from Whitecliff farm, Whitecliff, Coleford.
22524	General	A Medieval or Post Medieval field boundary visible as an earthwork on aerial photographs.
22525	General	A spoil heap of uncertain date, which is probably Post Medieval, visible as an earthwork on aerial photographs.
22526	General	Two Medieval or Post Medieval field boundaries visible as earthworks on aerial photographs, Coleford.
22527	General	A Medieval or Post Medieval quarry pit and trackway visible as earthworks on aerial photographs, Coleford.
22528	General	A probable Post Medieval or later spoil heap and an area of disturbed ground visible as earthworks on aerial photographs, Coleford.
22529	General	A mound of uncertain date visible as an earthwork on aerial photographs, Coleford.
22530	General	A Medieval or Post Medieval area of quarrying visible as earthworks on aerial photographs, Coleford.
22531	General	Three Medieval or Post Medieval quarry pits visible as earthworks on aerial photographs, Coleford. Alternatively, the pits may have been used as slit trenches in WWII, associated with the possible gun emplacement situated 85m to the south east.
22532	General	A Medieval or later quarry pit visible as an earthwork on aerial photographs, Coleford.
22533	Military	Two possible World War II gun emplacements visible as an earthwork and a cropmark on aerial photographs, Coleford.
22533	Military	Two possible World War II gun emplacements visible as an earthwork and a cropmark on aerial photographs, Coleford.
22534	General	A group of Medieval or Post Medieval small-scale surface extraction coal pits are visible as earthworks on aerial photographs, Coleford.
22535	General	A group of Medieval or Post Medieval small-scale surface extraction coal pits are visible as earthworks on aerial photographs, Coleford.

GHER No.	Site type	Description
22536	General	An early to mid-20th century coal mine is visible as an earthwork and pithead structure on aerial photographs, Coleford.
22537	General	Fifteen amorphous dark areas of uncertain date, which are likely to be Post Medieval, are visible as cropmarks on aerial photographs, Coleford.
22554	General	A Post Medieval or later coal pit visible as an earthwork on aerial photographs, Coleford.
22557	General	A segmented ditch of uncertain date is visible as an earthwork on aerial photographs, Coleford.
22559	General	A Post Medieval or later mound, probably a spoil heap, visible as an earthwork on aerial photographs, Coleford.
22560	General	A Medieval or later quarry visible as earthworks on aerial photographs, Coleford.
23503	General	Undated slag deposits extending beneath Coleford town centre.
23504	General	Undated cinders located at 'Staunton Lane leading from Coleford', recorded in c.1760.
23505	General	Undated slag and iron ore finds, from the garden of a house on Victoria Road, Coleford.
23534	General	Site of undated cinders, located at Cinderhill, Coleford, recorded in 1908.
23597	General	Area of undated scowles, located at the southern end of Scowles village, Coleford.
23863	General	Area of possible undated scowles with possible infilling, located at the southern end of Scowles Village, Coleford.
23868	General	Area of possible undated scowles, located at the southern end of Scowles Village, Coleford.
23869	General	Undated possible scowles, located to the south-east of Scowles recreation ground.
23870	General	Undated scowles, located to the south of Scowles Village, Coleford.
23872	General	Rock outcrop and possible undated scowle, located to the south of Whitecliff Quarry, Coleford.
23874	General	Natural small rock outcrops / possible site of small-scale iron-ore extraction, located to the south of Rock Lane, Whitecliff.
23875	General	Rock outcrops (possible scowles?) and evidence of quarrying, located to the north of Rock Lane, Whitecliff.
23876	General	Natural rock outcrop / possible site of small-scale iron-ore extraction,, located to the south of Rock Lane, Whitecliff.
23877	General	Natural rock outcrop / possible site of small-scale iron-ore extraction, located opposite the entrance to Whitecliff Quarry.
23878	General	Undated quarry / possible site of destroyed scowles, located immediately south of Kiln Cottage on the south side of Newland Road, Whitecliff, Coleford.
23879	General	Rock outcrop / possible site of small scale iron ore extraction, located on the north-east of Galders Wood.
25274	General	Possible site of undated scowles, located 300 metres east of Whitecliff Quarry, Whitecliff.

Lawnstone House and Annex, Coleford, High Street, Gloucestershire

GHER No.	Site type	Description
25386	General	Post-medieval fieldnames of 'Hither Kiln Piece', 'Further Kiln Piece', 'Lower Kiln Piece' and 'Upper Kiln Piece' located west of Coleford in 1792
26364	General	A large modern quarry visible on aerial photographs taken in 1969, Coleford.
28318	General	An 18th/19th century pottery sherd found near the site of the Whitecliff Pottery site, Coleford.
28414	Military	Possible site of a Civil War skirmish at Coleford on 20th February 1643, Coleford.
28530	Event	Archaeological monitoring during installation of underground electricity cables from Bixhead to Princess Royal Teed, Forest of Dean.
32286	Event	Modern watching brief at Glendoran, Whitecliff for a water mains replacement. Waste from the furnace and an C18 stone culvert were recorded.
32287	General	An C18 stone culvert was recorded during a modern watching brief at Glendoran, Whitecliff for a water mains replacement.
35154	Event	Watching brief maintained associated with groundworks for the extension and alteration of 9 Gloucester Road, Coleford, 18 March 2010 by Monmouth Archaeology.
37842	Event	Watching brief maintained by Monmouth Archaeology during November 2010 during the groundworks for construction of flats on Newland Street, Coleford.
37989	General	Possible Medieval or Post Medieval metal worker's workshop partially excavated at the site of the former convenience on Newland Street, Coleford.
38337	General	During the Napoleonic Wars a mill near to the Iron Works (HER 470) made black paint from yellow ochre, Coleford.
38339	Event	Excavations took place on the site of Whitecliff Iron Works in 1986 by a group of Trusts including the Crickley Hill, Dean Heritage Museum and Whitecliff Furnace Trusts, Coleford.
38340	Event	Excavations took place on the site of Whitecliff Iron Works in 1987 by a group of Trusts including the Crickley Hill, Dean Heritage Museum and Whitecliff Furnace Trusts, Coleford.
44332	Event	Desk-based assessment on land at Owen Farm, Coleford
44452	Event	A geophysical survey was carried out by Stratascan on land located at Owen Farm, Coleford, Gloucestershire.
44453	Event	An archaeological evaluation was undertaken by Cotswold Archaeology in November 2012 at land at Owen Farm, Staunton Road, Coleford, Gloucestershire.
44469	Event	2012 desk based assessment of the Bank Street Extra Care housing site, Coleford.

Appendix 2 Additional heritage assets identified by the desk-based assessment (those within the application site are indicated in bold)

Additional heritage asset	Site name	Grid ref	Date	Description
AHA001	Lawnstone House	SO 5750 1057	?Early 19 th century	Illustrated on historic mapping from 1840. Occupied by a solicitor from at least 1849 to 1879, and passed to his son c.1880. During the 1890s it was used as the Lawnstone Temperance Hotel, and in the early 20 th century had various tenants. Conveyed to West Dean Rural District Council in 1927. An extension was built to the west between 1973 and 1989, although this has since been demolished.
AHA002	Lawnstone Annex	SO 4749 1059	?Early 19 th century	As series of small buildings are illustrated on the site of the Annex on historic mapping from 1840 to 1960, occasionally labelled stables. From 1973 it is illustrated as one block although this may indicate their conversion to a single office building. A final extension was built to the west between 1973 and 1989. A pump for a well is recorded next to these building on the 1882 and 1902 OS maps.

Plates



Plate 1: Lawnstone House from the south-east; comparison with a historic photograph dated c1910 (Plate 10) indicates two doors and a bay window have been removed from the east elevation



Plate 2: Lawnstone House from the north-east; comparison with the historic photograph indicates that the upper floor on the northern wing (ivy covered) is a 20th century addition



Plate 3: The Annex from the south-east; part of this building may originally have been stables



Plate 4: The Bungalow from the east surrounded by heavily overgrown plants and shrubbery



Plate 5: The small garden to the south of Lawnstone House enclosed by a stone wall; view south-west



Plate 6: The east to west footpath between the House (left) and the Annex (right) leading from the High Street to the new Forest of Dean District Council offices (modern brick building in the background); view west



Plate 7: View south along High Street from the Conservation Area; Lawnstone House is the furthest building on the right



Plate 8: View north along High Street from Cinder Hill; Lawnstone House is on the left and the tower of the medieval chapel on Market Place is visible in the distance



Plate 9: South elevation of Lawnstone House with the garden in the foreground



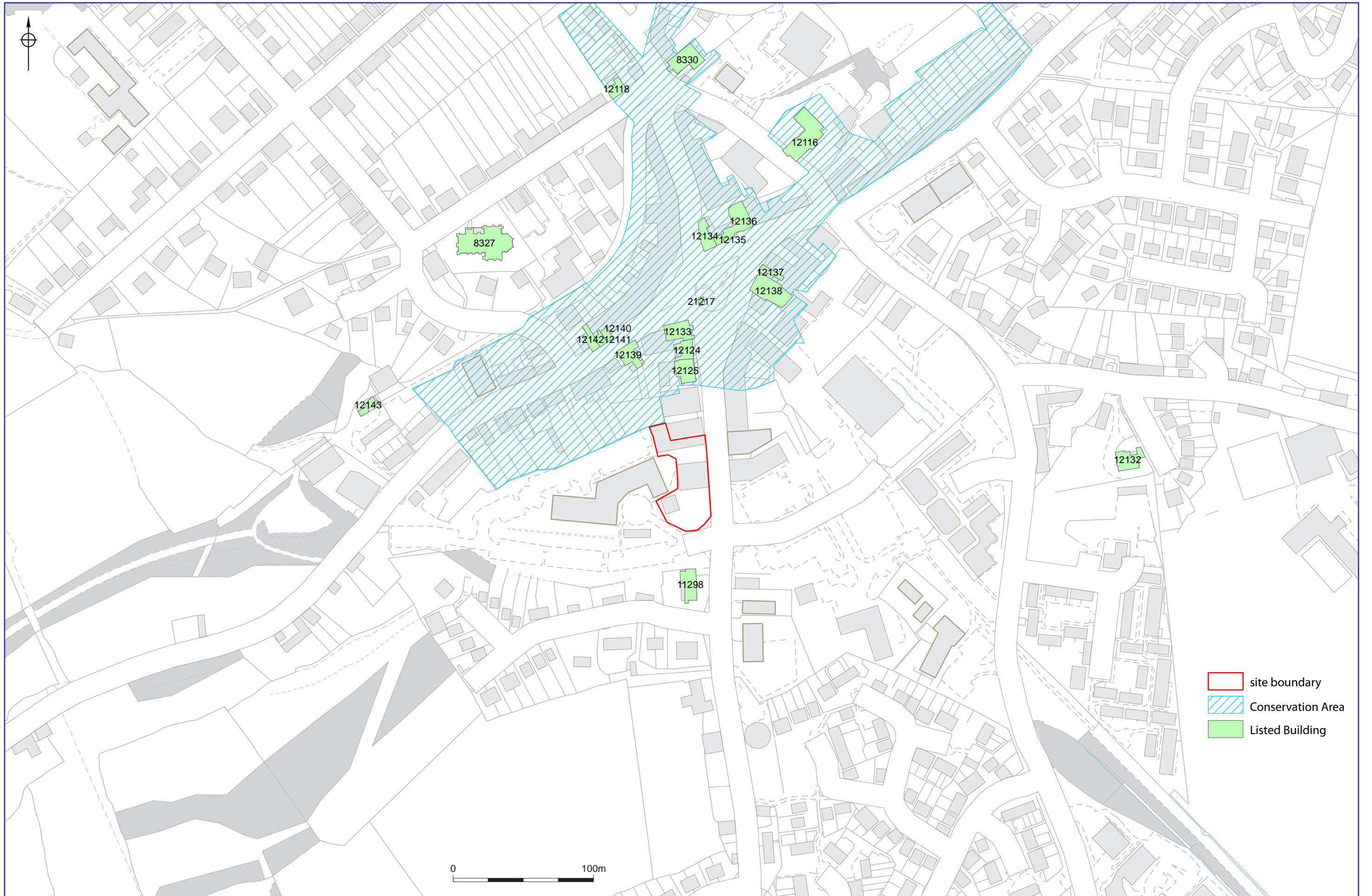
Plate 10: East elevation of Lawnstone House, c 1910; with bay window and two doorways (subsequently removed), and the single storey north wing (subsequently raised to two storeys) (Hart 1983, plate 25a)



© Crown copyright and database rights 2014 Ordnance Survey 100024230

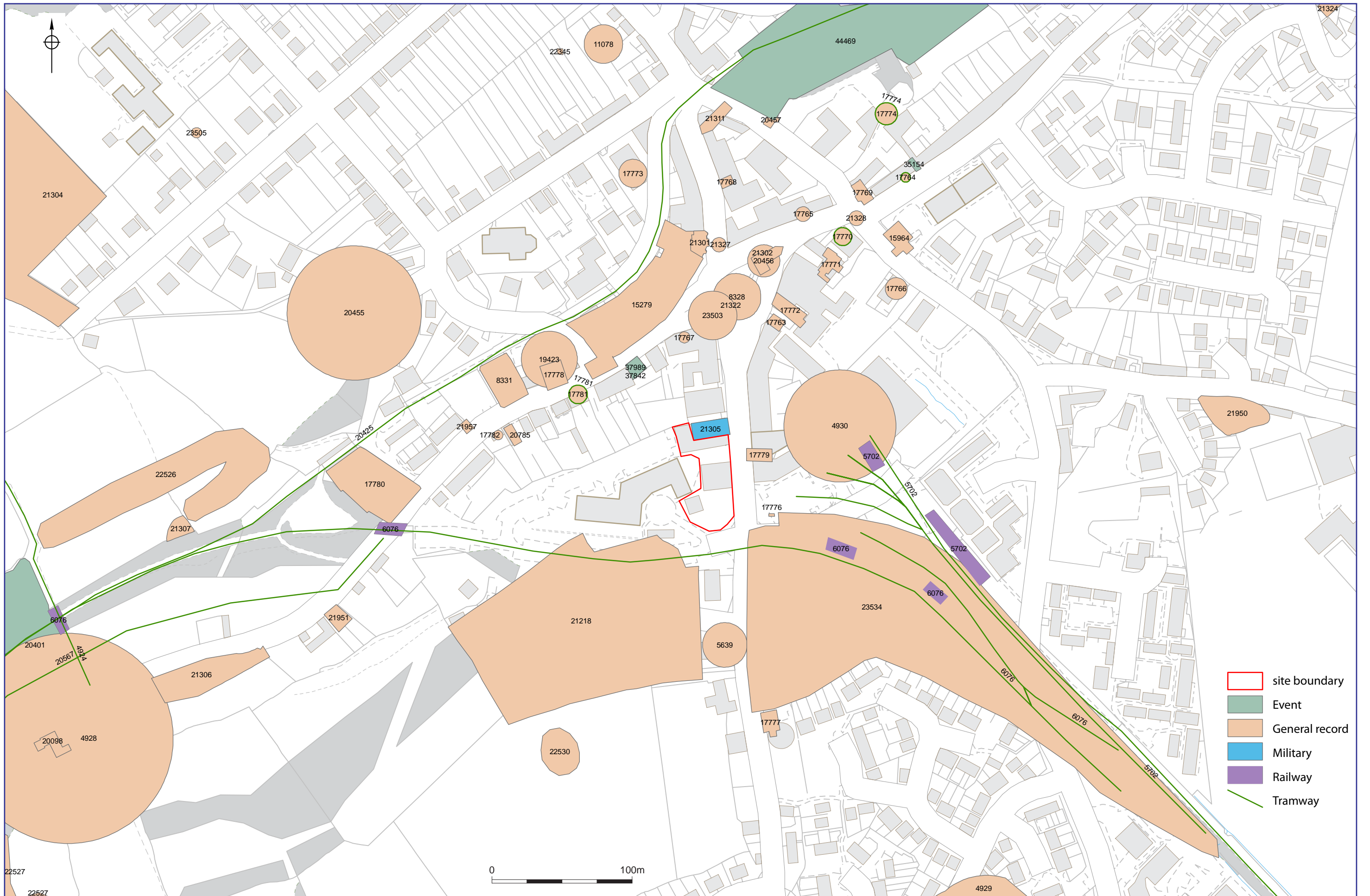
Location of the site

Figure 1



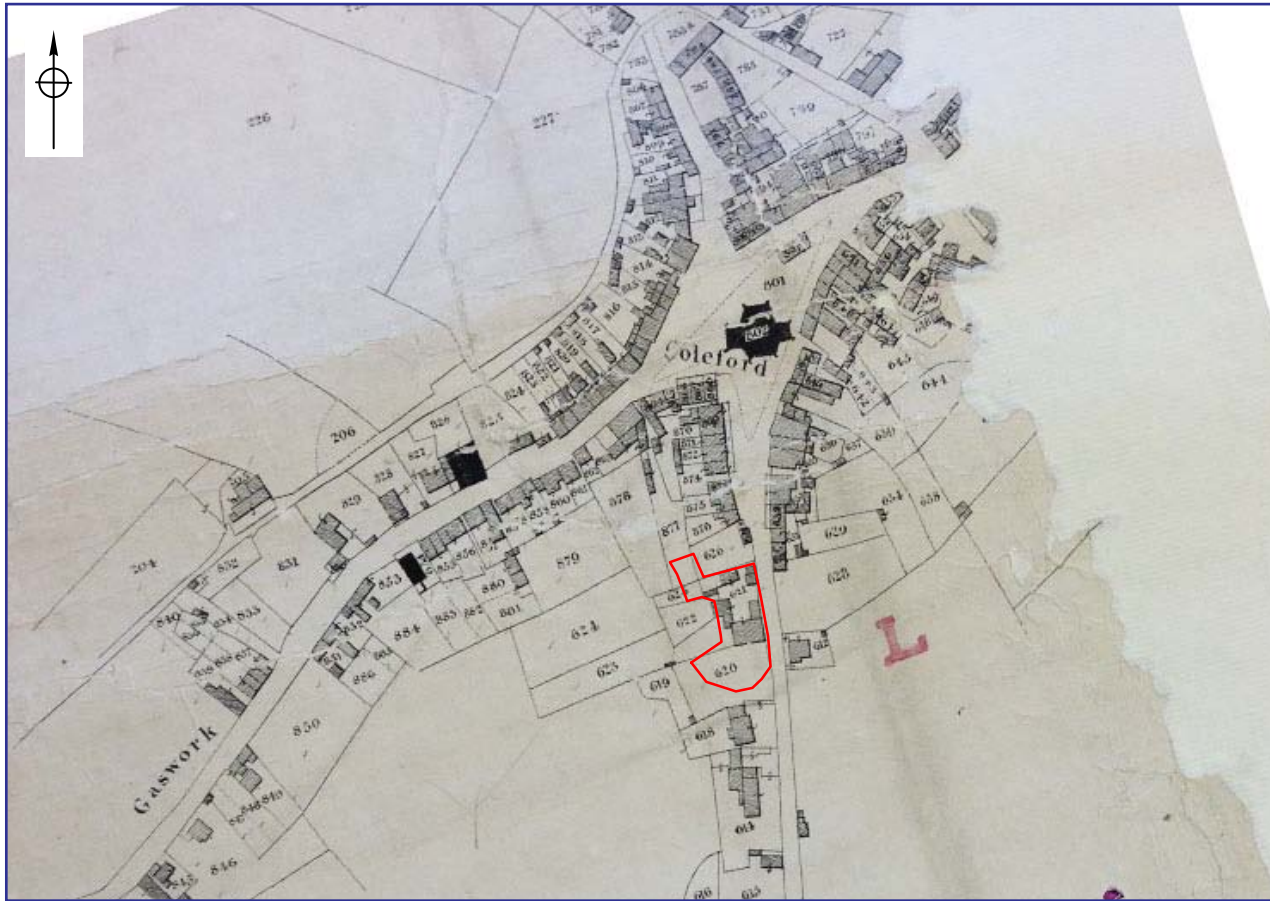
Historic Environment Record entries

Figure 2



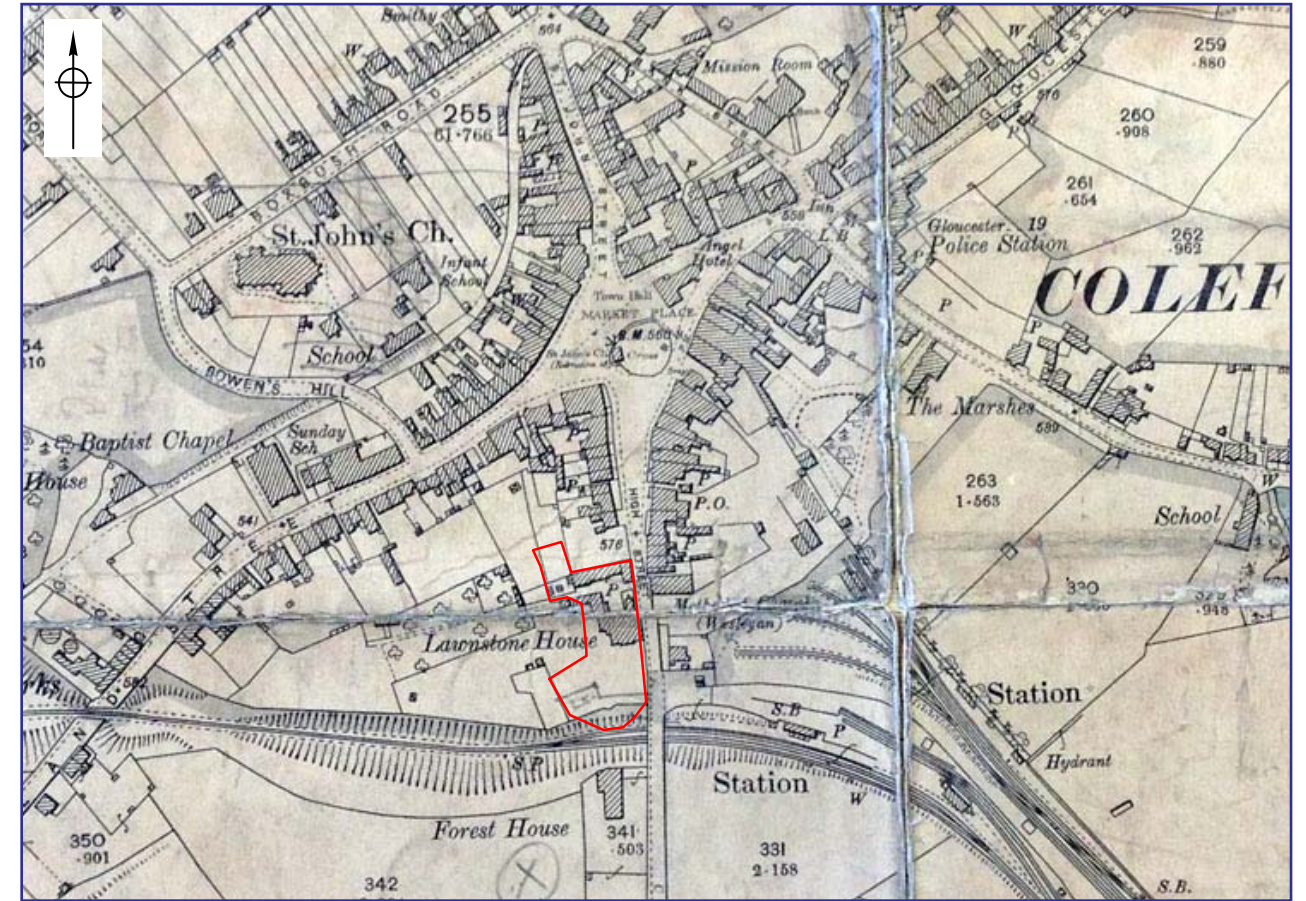
Historic Environment Record entries

Figure 3



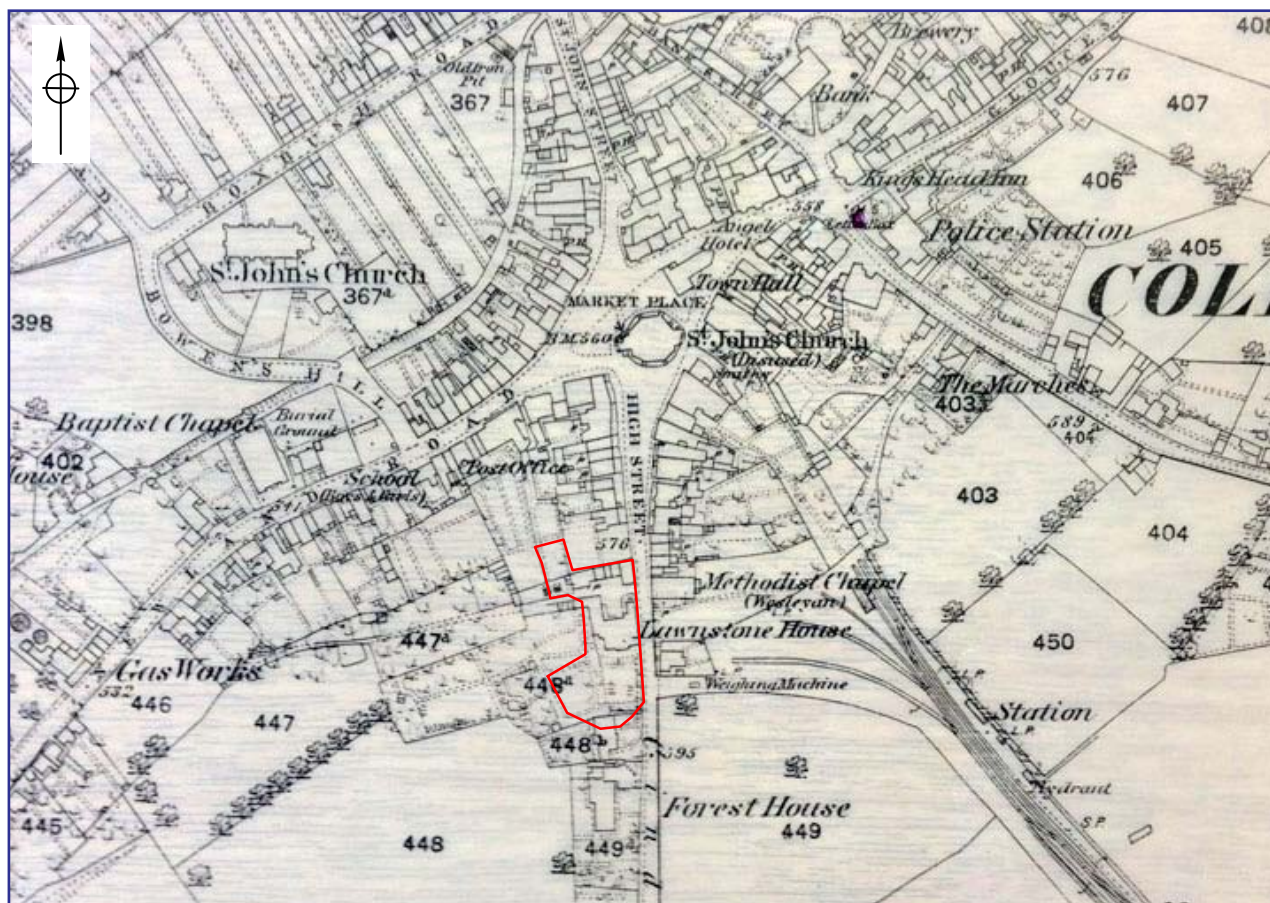
1840 tithe map with site boundary

Figure 4



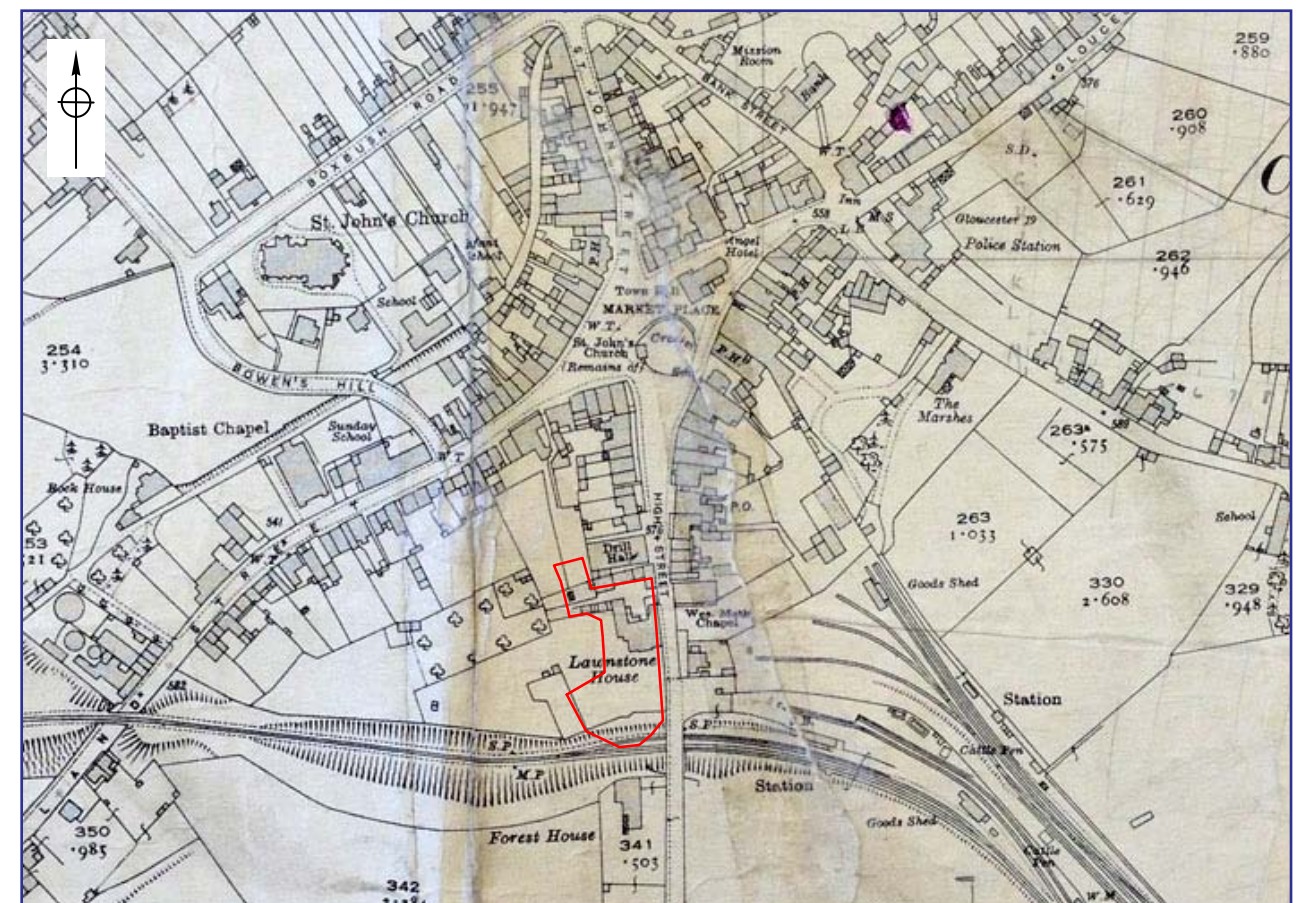
1902 Ordnance Survey map with site boundary

Figure 6



1882 Ordnance Survey 1st edition with site boundary

Figure 5



1922 Ordnance Survey map with site boundary

Figure 7