

# An archaeological desk-based assessment of the former Toby's Tavern site, 9, Sansome Street, Worcester



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Status:

Date: 22 November 2017

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Illustrators: Richard Bradley and Carolyn Hunt

Project reference: P5218

Report reference: 2509

HER event reference: WCM102276

Oasis ID: fieldsec1-301797



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## **An archaeological desk-based assessment of the former Toby's Tavern site, 9, Sansome Street, Worcester**

Richard Bradley

Illustrations by Richard Bradley and Carolyn Hunt

### **Summary**

A desk-based assessment was completed of the former Toby's Tavern site, 9, Sansome Street, Worcester (NGR SO 8498 5516). It was commissioned by Nick Carroll Architects Limited on behalf of their client, Hanbao, who intend to demolish part of the former public house on the site and redevelop it as a new commercial premises, for which a planning application has been submitted to Worcester City Council (P17D0502).

The assessment was undertaken to achieve a better understanding of designated and undesignated heritage assets on the proposed development site, and to assess any impacts of the proposed development on these assets. This was specifically focused on the potential for survival of below-ground archaeological remains, but also considered both the physical impact and the visual impact upon directly affected listed buildings in the surroundings.

The site is located on the northern edge of the historic city centre. There are no recorded prehistoric sites or finds from the immediate area. Artefacts and deposits of Roman date are known from the immediate area, including an assemblage of Roman pottery found just to the south, and it is close to the line of the route through Foregate Street and The Tything which is the possible course of a Roman road. Perhaps most significantly, the site is located in what was the northern medieval suburb, close to the north gate of the city, with the city wall and ditch just to the south. Finds and deposits of medieval date have frequently been recorded nearby; directly to the east, a pit, a ditch and a soil layer were of 12<sup>th</sup> to 13<sup>th</sup> century date and pits and structures were clearly indicative of tile manufacture close to the site during later centuries, correlating with historical evidence. The area was also extensively developed throughout the post-medieval period, with industrial and extraction related activity common to sites in the vicinity. Foundation walls, yard areas, and possible cellars of buildings shown on historic mapping previously occupied the site and adjacent properties along Sansome Street. These are recorded as in use by hop merchants during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The site is located within the Worcester Historic City Conservation Area and is partially enclosed and surrounded by designated heritage assets (listed buildings), as well as including a Grade II listed building within the northern half of the development area itself (3, Foregate Street). This is an earlier 19<sup>th</sup> century brick building, with three above ground floors and a cellar space. It is currently proposed that the development will maintain the original layout of this property and renew the existing structure and roof so that the building can be repurposed.

As a result of the assessment it is recommended that a programme of archaeological recording and mitigation should be considered as part of the development. Firstly, in order to establish the significance of the listed building and the impact of any construction work within it, a building survey should be completed either prior to, or concurrent with the refurbishment, so as to provide a written and photographic record and create a baseline survey for any future work. Secondly, dependent on the final construction methodology, it may be necessary for any below-ground works, such as the excavation of new service trenches or pile caps, to be subject to archaeological monitoring and recording.



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## Report

### 1 Background

#### 1.1 Reasons for the project

A desk-based assessment was completed on the site of the former Toby's Tavern, 9, Sansome Street, Worcester (Figure 1; NGR SO 8498 5516). It was commissioned by Nick Carroll Architects Limited on behalf of their client, Hanbao, who intend to demolish part of the existing former public house (Toby's Tavern) and redevelop the site as a new commercial premises, with an extension linked to 4, Foregate Street. A planning application has been submitted to Worcester City Council (P17D0502).

The proposed development site is located on the northern edge of the historic city centre and is considered to include heritage assets and potential heritage assets, the significance of which may be affected by the application. Buried archaeological remains in this area have the potential to include those associated with Roman occupation, medieval activity (particularly industrial) within the Foregate suburb, remains associated with the medieval city defences (on which Sansome Street is aligned), Civil War period defensive ditches and bastions, and post-medieval structures and industrial features. Part of the site also includes the upstanding remains of the rear of 3, Foregate Street, a Grade II listed property (Plate 1). As such, Worcester City Council Archaeological Officer requested an archaeological desk-based assessment to inform determination of the planning consent.

The project was undertaken without a brief, but followed the generality of briefs previously issued and has been completed in line with professional guidance documents for such projects, specifically the *Standard and guidance for historic environment desk-based assessment* (ClfA 2014) and *Guidelines for archaeological work in Worcester* (WCC 2016). Consultation was also undertaken with Worcester City Council Archaeological Officer in order to establish the key issues of importance in decision-making in response to the planning application.

#### 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 still at least partially relevant to the present policy (DCLG 2014). The National Planning Policy Framework (NPPF) states at paragraph 128 that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

Local planning policy was previously guided by the City of Worcester Local Plan, adopted in 2004 (WCC 2004). This has recently been superseded by the South Worcestershire Development Plan (SWDP), developed by the City Council in conjunction with Malvern Hills District Council and Wychavon District Council. This sets out the vision for how South Worcestershire will develop in the period to 2030 (SWDP 2016). The policy relating to the historic environment is guided by the following specific information (SWDP strategic policy 6 and generic policy 24):

#### **SWDP 6: Historic Environment**

*A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.*

*B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:*

- i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets.*
- ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.*
- iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.*
- iv. Archaeological remains of all periods.*
- v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.*
- vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.*
- vii. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.*

#### **SWDP 24: Management of the Historic Environment**

*A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance.*

*B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.*

*C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with SWDP 24 A.*

*D. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.*

## **2 Aims**

The general aims and scope of the project are to:

- collate relevant information regarding the historic environment potential of the proposed development area;
- assess the potential significance of any heritage assets;
- assess the impact of the proposed development on these heritage assets;
- recommend mitigation measures that may offset any detrimental effects of the development.



More specifically, the project will focus on assessment of heritage assets which are of archaeological interest, and in particular the potential for survival of below-ground archaeological remains. It will, therefore, not include a detailed consideration of all individual Listed Buildings within the study area or the wider Conservation Area, except those that are demonstrably directly or indirectly impacted upon by the development.

It is also beyond the scope of this assessment to assess the quality of the design or the aesthetics of the external and internal fitting. In this regard, a pre-existing Design and Access Statement Heritage Report has already presented a brief overview of the proposed design and effects of the development on the existing built environment of Sansome Street (Nick Carroll Architects Limited, nd).

### **3 Methods**

#### **3.1 Personnel**

The project was undertaken by Richard Bradley (BA (hons.), MA; ACIfA), who has been practicing archaeology since 2005. The project manager responsible for the quality of the project was Tom Vaughan (BA (hons. Dunelm); MA; ACIfA). Illustrations were prepared by Richard Bradley and Carolyn Hunt (BSc (hons.); PG Cert; MCIfA).

#### **3.2 Documentary research**

Relevant information on the history of the site and past land-use was collected and assessed. Records of designated heritage assets were obtained from Historic England (HE NHLE), and non-designated assets were obtained from Worcester City Historic Environment Record (HER). The heritage assets recorded on the HER are mapped on Figures 3 and 4. Details of the heritage assets from the HER are given in Appendix 1. Within the text, National Heritage List numbers are used for listed buildings (**NHL**) and HER references (**WCM**) are used for undesignated assets.

Historic mapping and compilations of historic street photographs were consulted online, in secondary publications, and at Worcestershire Archives. Archival sources were also examined and the Worcester City Corporation plan books from 1784 and 1824 were consulted, but did not contain any relevant plans. The Historic England aerial photographic library was searched and a rapid map regression was carried out using GIS. Additional sources were obtained from the client, such as the Design and Access Statement (Nick Carroll Architects Limited, nd), the demolition plans and the proposed elevations.

#### **3.3 List of sources consulted**

##### *Cartographic sources*

- 1610 Worcestershire Described, J Speed (Fig 5)
- 1651 An exact Ground Plot of The City of Worcester as it stood fortified 3 Sep 1651, Vaughan (two versions) (Fig 6)
- 1690 Worcestershire, P Lea
- 1741 A Plan of the City of Worcester, J Doharty (Fig 7)
- 1779 Plan of the City and Suburbs of Worcester from Actual Survey, G Young (Fig 8)
- 1795 Plan of the City and Suburbs of Worcester, V Green (Fig 9)
- 1808 Worcester by J Roper and G Young (Fig 10)
- 1822 A Plan of the City and Environs of Worcester, S Mainley (Fig 11)
- 1832 A Map of the City and Suburbs of Worcester, G Crisp
- 1<sup>st</sup> edition Ordnance Survey 1886, scale 1:2,500 (Fig 12)

- 1886 Ordnance Survey Town Plan, scale 1:500
- 1900 Plan of Premises, Sansome Street, Henry Rowe and Son Architects and Surveyors (WRO ref 496.5 BA9360/Cab26/A/19)
- 1901 Ordnance Survey, scale 1:2,500 (Fig 13)
- 1928 Ordnance Survey, scale 1:2,500 (Fig 14)
- 1940 Ordnance Survey, scale 1:2,500 (Fig 15)
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#### *Aerial photographs*

- HE 2017 *Historic England aerial photographic library*, photos EPW001298 and EPW001302, available at <https://britainfromabove.org.uk/map>

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- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
  - Dinn, J, 2012 *The Archaeology of Worcester's City Defences: A Review*, Transactions of Worcestershire Archaeological Society, Third Series, **23**, 49-76
  - Historic England, 2015 *Good Practice Advice Note 3: The Setting of Heritage Assets*, dated 25 March 2015
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  - Historic England 2016b *Understanding historic buildings: A guide to good recording practice*
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  - SWDP, 2016 The adopted South Worcesterhsire development plan (SWDP) 2016, available at [http://www.swdevelopmentplan.org/?page\\_id=12262](http://www.swdevelopmentplan.org/?page_id=12262)
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- Woodiwiss, S, 1997 *Evaluation at 16 Sansome Street, Worcester*, Field Section, County Archaeological Service, Hereford and Worcester County Council, report **536**

#### Trade directories

- Bentley's History Gazetteer and Directory of Worcestershire 1840
- Littlebury's Directory 1869, 1885, 1898, 1900, 1910, 1922

### 3.4 Other methods

A site visit was undertaken on 16 November 2017 to assess the current land-use of the site, inspect the pre-existing structures on the site and to consider the visibility and setting of the site in relation to nearby heritage assets.

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

### 3.5 Impact assessment criteria

The criteria cited in Table 1 below have been used in the assessment of impact on heritage assets.

<p><b>Major Beneficial:</b> 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><b>Beneficial:</b> 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><b>Not Significant:</b> Impacts that have no long-term effect on any heritage asset.</p>

<p><b>Minor Adverse:</b> 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><b>Moderate Adverse:</b> 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><b>Major Adverse:</b> 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><b>Severe Adverse:</b> 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><b>Unknown:</b> 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 assets

## 4 The application site

### 4.1 Location and size

The proposed development site (NGR SO 8498 5516; Fig 1) is located at the northern edge of the historic city centre and covers an area of approximately 410m<sup>2</sup>. It is bounded by historic Grade II listed properties on the west, namely 3-7 and 7a, Sansome Street, and 1 and 2, Foregate Street, includes the Grade II listed 3, Foregate Street within the site, and connects to the Grade II listed 4, Foregate Street to the north. There is a small car park with access road to the east and the south frontage of the site faces onto Sansome Street, formerly known as *Port Ditch* or *Town Ditch* (Baker 1996; Plates 1 and 2).

The study area for the purposes of this assessment covers the proposed site itself and a surrounding area of c 75m radius from the centre of the site in order to provide a broad understanding of the local context.

### 4.2 Topography and geology

The development site lies on generally flat land, at a height of approximately 23.30m above Ordnance Datum (AOD). The underlying bedrock geology is mapped as that of the Sidmouth Mudstone Formation, overlain by sand and gravels of the Worcester Terrace (BGS 2017).

### 4.3 Current land-use

The site currently contains an unoccupied commercial property in moderate to poor condition. This includes a late 20<sup>th</sup> century single storey red brick flat roofed building facing onto Sansome Street, connected to the Grade II listed three storey building comprising the rear of 3, Foregate Street, a combined property formerly known as Toby's Tavern. The main access is directly from Sansome Street (Figs 1 and 2; Plates 1 and 2).

## 5 Heritage assets

### 5.1 Designated heritage assets

As mentioned above, the proposed development site includes a Grade II Listed Building (see below). Immediately adjacent and within the study area there are more than 20 listed buildings. A number of these designated heritage assets are directly visible from the site and the setting of these may be impacted upon by the new development. These are, therefore, presented below. The site is also within the Worcester Historic City Conservation Area.

#### 5.1.1 Listed buildings

The proposed development site encompasses the rear of the Grade II Listed 3, Foregate Street (**NHL 1389799**). This is an earlier 19<sup>th</sup> century brick building; the part of which that is within the site contains three above ground floors and a cellar space. The full Historic England List entry is included in Appendix 2.

At the time of production of this report, it is proposed that the development will maintain the original layout of this property and renew the existing structure and roof so that the building can be repurposed.

Adjacent and surrounding listed properties contribute to the character of this part of the city. The majority of these are Grade II listed but there is also a Grade I listed building c 55m to the south-east. These are presented below.

#### Grade II Listed

*3-7 and 7a, Sansome Street, including carved pediment above (NHL 1390138)*

*1 and 1a, Foregate Street (NHL 1389797)*

*2, Foregate Street (NHL 1389798)*

*4, Foregate Street (NHL 1389800)*

*5, Foregate Street (NHL 1389801)*

*6 and 6a, Foregate Street (NHL 1389802)*

*Railway Bridge (NHL 1389830)*

*57, Foregate Street (NHL 1389823)*

*58, Foregate Street (NHL 1389824)*

*59, and 60 Foregate Street (NHL 1389825)*

*Star Hotel (NHL 1389826)*

*63-66, Foregate Street, Victoria House (NHL 1389827)*

*19, The Foregate (NHL 1390198)*

*11, The Foregate (NHL 1390195)*

*12, The Foregate (NHL 1390196)*

*The Hopmarket (NHL 1390197)*

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*Society of Friends Mews, 4-9, Sansome Place (NHL 1390136)*

*Society of Friends Meeting House, Sansome Place (NHL 1390135)*

### **Grade I Listed**

*Berkley's Hospital: Alms house with gate lodges, piers and gates (NHL 1390200)*

#### **5.1.2 Conservation Area**

The site is located towards the northern edge of Worcester Historic City Conservation Area, designated in 1969, which includes most of the historic core of Worcester city centre. No conservation appraisal currently exists for this area.

### **5.2 Undesignated heritage assets**

Undesignated heritage assets recorded on the HER within the study area, as well as those of relevance from the wider locale, are detailed by period below. This section also presents information gathered from archaeological interventions, and briefly mentions some of the designated assets listed above, where these are related to the undesignated assets under discussion (Fig 3 and 4).

#### **5.2.1 Prehistoric**

There are no prehistoric finds or sites recorded on the HER within the development site, or recorded within the surrounding study area. This is not unexpected in this part of the city, which is c 500m north of the postulated Iron Age rampart and ditch (presumably enclosing settlement) first identified during construction of the Lichgate Centre (Barker 1969a, 44–62) and more recently revealed beneath the site of the Norman castle (Napthan 2014).

#### **5.2.2 Roman**

The HER holds no records of any Roman activity from the site itself. It is also a considerable distance from known areas of occupation located to the south and west, at sites such as Deansway, Broad Street, Farrier Street, The Hive and City Campus, but it may be on the edge of what has been frequently discussed as an industrial northern suburb (see Barker 1969b; Dalwood *et al* 1994; Dalwood and Edwards 2004; Sworn *et al* 2014; Bradley *et al* forthcoming). It is also possible that the continuation of the line of the High Street through Foregate Street and The Tything had significance in the Roman period, a route which is located immediately west of the site, although this has not been confirmed.

There are, a few artefacts or deposits of Roman date known from the wider study area, including Roman finds insecurely located in the vicinity of Foregate or Berkley's Hospital 50m to the south-west (**WCM 101035**) and an unstratified but possible Roman quern from archaeological investigations at 16-18, Sansome Street (Napthan 2006; **WCM 101260**). Around 40m south of the site, at Hopmarket Yard, an archaeological evaluation and watching-brief identified a pit sealed by a soil layer containing an assemblage of Roman pottery of 2<sup>nd</sup> century or later date, and recovered Roman pottery that was residual in later features (Miller 1999; Miller 2001; **WCM 100557** and **WCM 100816**).

#### **5.2.3 Early medieval**

The site is located c 200m north of the projected extent of the earthwork defences forming the Saxon *burh* at Worcester (Baker and Holt 2004, 167), and there are no records of any previously recorded early medieval activity on the site in the HER. It is likely that the area was peripheral to the early medieval settlement. A single sherd of late Saxon pottery was identified as residual in a later context during the evaluation at the Hopmarket Yard, just to the south (Miller 1999; **WCM 100557**).

#### 5.2.4 Medieval to late medieval

Medieval finds and deposits are more frequently recorded in the study area around the site, which is on the northern edge of the medieval urban core of Worcester and just outside the defended area. This is not unexpected, as immediately to the south, the route of Sansome Street, formerly known as *Port Ditch* or *Town Ditch*, has medieval origins (**WCM 96301**). This road probably developed from a track following the route of the city ditch round from the main northern gate, the Foregate, and linking to the area of Lowesmoor to the south-east.

The complete defensive circuit around the city dates from the late 12<sup>th</sup> to early 13<sup>th</sup> centuries (Beardsmore 1980, 59; Dinn 2012, 56) and the city ditch in this area (**WCM 96138**) is thought to run under the northern side of the hop market. Nearby, it has been investigated at 16-18, Sansome Street during monitoring of boreholes (Woodiwiss 1997; **WCM 100091**) and later interventions where it was sample excavated and augered (Napthan 2006; **WCM 101260**). A number of sandstone blocks thought to be from the city wall were found on the same site, but not *in situ*, and no remains of the wall were identified in the expected location during work at the Hopmarket Yard (Miller 1999; Miller 2001; **WCM 100557** and **WCM 100816**). It is probable that it was located just outside the projected route through that site given that a berm of variable width separating the wall from the ditch existed, as demonstrated along The Butts further to the west (see Jackson 1992 and Bradley *et al* forthcoming). The foundations of the Foregate itself (demolished in 1702; **WCM 96116**) were, however, revealed on the western frontage of the Hopmarket; these were briefly observed during refurbishment works in the 1890's (**WCM 100255**) and more recently during sewer works in 1998 (Dinn 2012, 61-62; **WCM 100245**). Masonry footings have also been identified further north-west, interpreted as part of a bridge structure (**WCM 100740**), and to the south-east, interpreted to be part of the former medieval street frontage (**WCM 100887**).

At present, the exact nature of medieval activity to the north of the city is unclear, but the site is situated within what was the most extensive suburb, extending northwards from the Foregate on either side of the main road for c 600m (**WCM 96338**). To the east of the road, the plots were large rectangular parcels of ground that may have originated as a single, potentially planned episode of urban expansion. Documentary or archaeological dating evidence for the foundation of this suburb is not certain, and whilst it has largely been accepted that it had an early post-Conquest origin (Baker and Holt 2004, 188-191), others have cited evidence for a more drawn-out development alongside the roadway extending into the 15<sup>th</sup> century (eg Miller *et al* 2004).

It is likely that the area close to the Foregate and city wall, similar to other extra-mural areas such as Lowesmoor, was used for a mixture of small-scale craft, trade, extraction, and livestock-related activity, as well as more high-risk industrial work including ironworking and tile manufacture. Possible medieval pits and a later medieval soil layer were also recorded to the south of the site, during the evaluation and watching-brief at Hopmarket Yard (Miller 1999; Miller 2001; **WCM 100557** and **WCM 100816**). Medieval finds were also present alongside Roman material in the insecurely located assemblage from the vicinity of Foregate or Berkley's Hospital, 50m to the south-west (**WCM 101035**).

Documentary sources mention a tile kiln, of late medieval origin, belonging to the Chantry of the Holy Trinity and located on Sansome Street. Another belonged to the Priory and was located on the north corner of Shaw Street, just to the west of the site (Hughes 1990, 96). Of particular relevance in this regard is the excavation of a single evaluation trench in the car park immediately east of the current site in 1988. This identified a medieval pit, a ditch and an agricultural soil, all with 12<sup>th</sup> to 13<sup>th</sup> century pottery, animal bone and slag. These features that were cut by a series of pits that included broken tile and kiln brick as well as a tile-built feature described as a 'tank' (Darlington 1988; **WCM 100075**). This description is clearly indicative of tile manufacture on or adjacent to the site, although the report suggests that these features are 18<sup>th</sup> century in origin, despite it not being evident as to how this was established. Similar structural remains and deposits have more recently been shown to be the site of tile kilns dating from the late medieval to early post-medieval period (15<sup>th</sup> to 17<sup>th</sup> centuries) in other suburban sites around the city, such as along



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the Tything 350m to the north (see Miller *et al* 2004; **WCM 101002**) and at Silver Street, Lowesmoor, 200m to the south-east (see Brown 1990; Dalwood and Hurst 2016).

### 5.2.5 Post-medieval

The site was still outside the city during the early post-medieval period and, although the city defences were in various states of repair, there is known clearance and enlargement of the city ditch in 1588 due to the threat of invasion (Beardsmore 1980, 63; Jackson 1992, 3). The earliest map illustrating the layout of Worcester at this time is Speed's 1610 map of Worcestershire. This includes an inset showing the city roads, churches and defences, with a representative array of property along the roadside and suggests that the site was on the edge of open agricultural land to the north-east (Fig 5). Documentary evidence indicates that the area just outside the city gates was occupied by small traders, cottages and garden plots in the 16<sup>th</sup> century (Hughes 1980, 287).

Any earlier buildings that may have been present in the area probably suffered from clearance during the period of the English Civil Wars (1642–51), which is reported to have removed many structures in the suburbs around the city (Atkin 1995, 57–9; Hughes 1980, 285–91; **WCM 96338**). At least the inner part of the Foregate suburb was razed, described as 'burnt by the Cavaliers', and the rest was badly damaged (Hughes 1980, 288). Sources also record that the defences of the city were improved throughout this time, with the city wall strengthened, internal and external earthwork ramparts added, houses cleared to create clear fields of fire, earthen bastions constructed, the city ditch scoured out and additional lines of defensive ditches created (Atkin 1995, 56–64; Dinn 2012, 68–70). This would undoubtedly have impacted upon the area of Sansome Street.

Two versions of a 17<sup>th</sup> century map credited to Vaughan, published in 1660 and c 1680 (*An exact ground plot of the City of Worcester, as it stood fortified 3 Sep 1651*; Fig 6), show bastions external to the wall, probably added in 1642 (Atkin 1995, 56–8). One of these bastions was located half way between the Foregate (**WCM 96116**) and Trinity Gate (**WCM 96114**), projecting out into Sansome Street around 50m east of the current site (**WCM 96146**). Borehole logs from the city ditch investigated at 16-18, Sansome Street suggested a possible change in the course of the ditch at this point, potentially reflecting the alignment of this bastion (Woodiwiss 1997; **WCM 100091**).

After the disturbance of the Civil Wars, the city defences appear to have been slighted and infilled with waste material and the ground reused and redeveloped from the later 17<sup>th</sup> into the 18<sup>th</sup> centuries. Immediately to the east of the proposed development, as discussed above, post-medieval pits have been recorded (although the dating evidence for these remains unverified) during a site evaluation (Darlington 1988; **WCM 100075**), and 17<sup>th</sup> to 18<sup>th</sup> century pits were identified to the south at Hopmarket Yard (Miller 1999; **WCM 100557**). Around 80m north-east of the site, archaeological evaluation and subsequent excavation on the site of the former GPO building on Sansome Walk exposed adjacent post-medieval sand extraction pits, sharing several fills (**WCM 101560** and **WCM 101637**). During the investigations at 16-18, Sansome Street, 75m to the south-east (Napthan 2006; **WCM 101260**), the area was shown to be extensively disturbed by post-medieval sand extraction, and the pits contained a varied and important assemblage of early to mid-18<sup>th</sup> century waste within the backfills. This included a late 17<sup>th</sup> or early 18<sup>th</sup> century pottery saggar and a small quantity of clay tobacco pipe manufacturing waste. Although no kiln was found, the clay pipe waste demonstrated the presence of a kiln in the immediate vicinity, which was determined to have been in operation during the period 1680-1720 (**WCM 98627**).

Alongside the archaeological evidence for industry and extraction in the locality, it is during the latter half of the post-medieval period when many of the historic buildings that now exist in the study area were developed. This includes all the listed buildings and other undesignated historic buildings recorded by the HER. In the 18<sup>th</sup> and 19<sup>th</sup> centuries, various maps produced allow the development of the area to be traced with some precision. The Doherty map is the earliest plan which appears to accurately show the plan of the roads, plots and buildings without schematic drawings, and both sides of Sansome Street had been developed by 1741 (Fig 7).

As briefly mentioned above, the Foregate (**WCM 96116**), located c 60m south-west of the site, was demolished in 1702 (when it was considered to be in dangerous condition) to make room for the

City Workhouse. The workhouse (**WCM 96075**) was built on the east side of the Foregate, across the city ditch (**WCM 96138**) and this, therefore, must have been completely infilled at this point. The workhouse was a general workhouse for the poor, but by the later 18<sup>th</sup> century it had been totally converted into an extensive warehouse for hops (**WCM 98127**). The current building on the site is a late 19<sup>th</sup> century refurbishment and extension of the hop market which included space for markets, commercial storage, a hotel and a bank (**NHL 1390197**). West of the hop market, the surviving buildings of Berkeley's Hospital (**NHL 1390200**) were built over the city ditch from 1703 and are known to have deep foundations because of this siting (observed in test pits; **WCM 100357**).

Just over 50m to the north-east of the site, the Friends Meeting House was constructed around 1700 and licensed in 1701 (**NHL 1390135**), and a series of adjacent properties known as the Friends Mews, at 4-9, Sansome Place, were built in 1737, 1755 and 1789 (**NHL 1390136**). The meeting house was subject to building recording in 1979 or 1980 (**WCM 101008**). Two areas of walled burial ground were associated with the meeting house. These are mapped on Young's plan of Worcester in 1779 (Fig 8) and one area was reported as full by 1849 (**WCM 99106**). A radar survey was undertaken across the burial ground in 2003 to check for voids (**WCM 101293**).

West of the site, the series of listed buildings on the corner of Sansome Street and Foregate Street, then continuing north along Foregate Street, are consistent in location from the 18<sup>th</sup> century onwards but have later commercial frontages of 19<sup>th</sup> century date. The general layout of properties to the east of the site, further along Sansome Street, was established by 1741, had expanded by 1779 and then been subject to infill development throughout the 19<sup>th</sup> century. Just over 30m away was the site of a brewery (**WCM 98045**), mapped on the 1<sup>st</sup> edition Ordnance Survey of 1886 (Fig 12), and immediately adjacent were a series of buildings around a yard area. The cellars of these properties were encountered during the 1988 evaluation mentioned previously (Darlington 1988; **WCM 100075**). The buildings are listed as hop merchants between 1869 and 1922 (Littlebury's trade directories) and the layout is shown on a 1900 surveyors plan detailing the warehouse space and offices (WRO ref 496.5 BA9360/Cab26/A/19).

Unsurprisingly, given the location of the hop market, the street had numerous hop merchants occupying premises by 1820 (Wardle 2014, 263), many along the north side of the street (Littlebury's trade directories). Within the area of the proposed development site itself, historic mapping shows two large buildings that remain consistent on the 1886, 1901, 1928 Ordnance Survey mapping, but are removed by 1940 (Figs 12-15). Behind these is a yard, replaced by a building after 1901. These are again listed as hop merchants until at least 1922, and are shown in detail on the 1900 surveyor's plan which shows the uses of individual rooms for samples, warehouse space and offices (WRO ref 496.5 BA9360/Cab26/A/19). The two main properties formerly within the site area are numbered as numbers 4, 5 and 6, Sansome Street, occupied by J W Buckland and Co (hop and seed merchants), Thorntons and Pope (hop merchants), and Piercy and Longbottom (hop and seed merchants) respectively. Later road widening means that the former frontages of these are now under the pavement and part of the roadway on Sansome Street.

The site became a car park in the mid-20<sup>th</sup> century, visible in a photograph dated August 1975 (Bridges and Mundy 1996, picture 75), before late 20<sup>th</sup> century development and the construction of the current premises known as Hooper's Bar, and later Toby's Tavern.

### 5.3 Site visit observations

During the site visit, an external and internal visual inspection of the proposed development site was undertaken. It was apparent that the current late 20<sup>th</sup> century half of the structure on the site is in a poor state of repair and that it is clearly visible from a number of existing designated heritage assets in the immediate surroundings. The northern half of the property was in a moderate state of repair, and there was no indication of deliberate neglect or damage to this designated heritage asset (Plates 1-4).

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There was no evidence of a cellar or other below ground storage having been built during construction of the later 20<sup>th</sup> century southern half of the premises but, as mentioned above, a cellar space exists below the northern half of the site within the Grade II Listed 3, Foregate Street (NHL 1389799).

## 6 Assessment of the significance of heritage assets

### 6.1 Designated assets

All designated assets, including listed buildings, are deemed to be of national significance.

The site is located within the Worcester Historic City Conservation Area. Although this designation is administered at a local level it has a significant role in protecting the character and appearance of heritage assets. As such, management of heritage assets within conservation areas requires additional consideration of development proposals.

The site is partially enclosed and surrounded by designated heritage assets (listed buildings), and includes a designated heritage asset within the development area (a listed building). The closest are all Grade II listed, which determines that the buildings are of 'special interest' and every effort should be made to preserve them. These are, therefore, all of high significance and additional consideration of both the physical impact and the visual impact upon their setting during any development is necessary (see Section 7 below). It is also partially visible from other designated assets in the wider area, including a Grade I listed property which is of 'exceptional interest'.

### 6.2 Undesignated assets

#### 6.2.1 Sites of archaeological interest

*Nature and relative importance of the archaeological interest in the site*

No prehistoric archaeological sites have been identified on, or in the immediate vicinity of, the proposed development site. It is considered that there is **low potential** for settlement related or other significant archaeological remains of prehistoric date to exist within the site area.

No Roman archaeological deposits or finds have been identified on or in the immediate vicinity of the site. While the majority of evidence for Roman occupation has previously been identified to the south and west, the site is, however, close to the line of the High Street through Foregate Street and The Tything which has been identified as the possible course of a Roman road. A small number Roman finds are known in the wider surroundings, but perhaps the most relevant are the pit and soil layer with an assemblage of 2<sup>nd</sup> century and later Roman pottery from Hopmarket Yard, 40m south of the site. This Roman archaeology was encountered at a level of 22.11m AOD. Based on this evidence it is considered that there is **low to moderate potential** for significant Roman remains to exist within the present site.

Although a single sherd of late Saxon pottery was residual at the Hopmarket Yard, the development site is located a considerable distance from any evidence of early medieval activity. There is therefore considered to be a **low potential** for archaeological remains of the early medieval period to exist on the site.

The location of the site in a medieval suburb close to the north gate of the medieval city and within established plots adjacent to the route of northern defences, means that finds and deposits of this date have frequently been recorded close to the site. Some of these finds are of high significance but are not expected to extend into the site area (such as the city ditch and city wall). Medieval features of most relevance have been identified to the immediate east and include a pit, a ditch and an agricultural soil of 12<sup>th</sup> to 13<sup>th</sup> century date, identified at a depth of 0.5-0.6m below the surface. The work here also recorded later pits and structures indicative of tile manufacture on or close to the site, correlating with historical evidence, and possibly dating to the late medieval or early post-medieval period. It is probable that activity of this type will extend into the current development area, particularly at the eastern edge of the site. Therefore, it is considered that there

is **high potential** for archaeological remains dating to the medieval and late medieval period to exist within the site.

There is also **high potential** for post-medieval archaeological remains. The area surrounding the site was extensively developed throughout the post-medieval period and, though Civil War damage and defensive works may have impacted upon survival, it could be expected that features associated with industrial and extraction activity, common to sites in the vicinity, will be present. There is also the potential for additional defensive ditches associated with the Civil War bastion, although the presence of this has not been conclusively established. The foundation walls, yard areas, and possible cellars of buildings shown on the historic mapping, recorded as in use by hop merchants during the 19<sup>th</sup> and early 20<sup>th</sup> centuries, may also be expected to survive. Similar structural remains were encountered just below the ground level of the adjacent car park at approximately 22.50m AOD.

Although there is a known burial ground close by, to the north-east, historic mapping suggests a defined and consistent property boundary for the graveyard so related burials are unlikely to have extended into the current development site.

#### *Previous impacts*

It is not known how extensive the truncation of earlier deposits may have been during construction of the post-medieval buildings on the site. Archaeological investigation of sites in close proximity, including the evaluation to the east, has demonstrated piecemeal survival of earlier archaeological horizons despite the presence of later structures, but mainly where there is an absence of cellars. Pockets of earlier stratigraphy tend to survive between wall foundations and service trenches, a pattern common to any extensively developed urban area.

Visual inspection during the site visit does suggest that the southern half of the site has remained relatively undisturbed by the late 20<sup>th</sup> century building, which appears to have a concrete slab base. It is, however, possible that associated service trenches (for water, sewerage and electricity, etc.) may have truncated earlier remains during this construction.

## **7 The impact of the development**

### **7.1 Physical impacts during construction**

The proposed development will affect heritage assets and the impact has been categorised as described in Table 1 above.

Initial discussions regarding the development, alongside the existing Design and Access Statement (Nick Carroll Architects Limited, nd), indicate that the existing structural fabric and layout of the Grade II Listed 3, Foregate Street will be retained, with renewal of damaged and poor condition roofing and flooring. There are, however, some plans for the creation of new access points into the building and any alteration of this kind that affects the existing walls or doorways will require Listed Building Consent. There are no current plans that suggest the impact of construction will physically affect any other adjacent listed buildings, such as 3-7 and 7a, Sansome Street. Therefore, it is considered that the proposed physical improvement to the structural integrity of the buildings, the preservation of the original layout, and that regular viable use of the building with improved maintenance and management will have an overall **beneficial** impact on the designated heritage asset. The proposed development will also have an impact on the visual setting of the designated asset, and this is discussed below (Section 7.2).

The southern half of the property, comprising a single storey late 20<sup>th</sup> century brick building, is to be entirely demolished, with a two storey replacement structure erected on the same footprint. Discussions have indicated that the pre-existing concrete slab base will be used for the new building, alongside piling, and pre-existing service connections will be maintained, but the design is provisional and the detailed nature and extent of any work remains uncertain at this stage. It is, therefore, difficult to predict the actual (as opposed to potential) impact of demolition and

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construction on this part of the development site and how this will affect the archaeological resource. Typically, however, groundwork operations in advance of re-development involve a combination of piecemeal disturbance and wholesale removal of archaeological deposits, depending on both previous survival and construction methodology. There is a varying degree of potential for undesignated assets of archaeological interest to exist within the site (Section 6.2 above) and it is considered that should construction operations involve extensive groundworks then this will have a **moderate adverse** effect on these potential heritage assets.

## 7.2 Residual impacts

The proposed development may also affect the setting of the listed building on site and a number of other designated heritage assets within the surrounding area. The setting of a heritage asset, as defined by Historic England, is considered to be 'the surroundings in which a heritage asset is experienced' (Historic England, 2015, 2). This setting, or elements of it, can 'make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (Historic England, 2015, 2).

The Grade II listed 3, Foregate Street has group value with a number of other listed buildings on both sides of Foregate Street and Sansome Street, and lies in the Historic City Conservation Area. As discussed, the present proposal indicates that above ground construction work on this half of the property is limited to repairs to flooring and roofing, as well as cleaning, refitting and repainting. In this regard, national and local planning policy highlights the importance of sustainability, emphasising the positive contribution that conservation of heritage assets can make to communities and their economic vitality (see DCLG 2012, section 131; SWDP 2016, strategic policy 6 and generic policy 24). As such, working from an assumption that the fabric of the building is not significantly disturbed or altered, and any repairs are carried out using the correct materials, this has the potential to enhance the appearance of the building and be **beneficial** to the setting of the neighbouring listed buildings and the Conservation Area.

The design of the adjoining proposed new building in the southern half of the development site is provisional, but at present it is intended that it will not be more than two storeys in height and therefore maintain the current views of the surrounding listed buildings. Although there may be a visual change to the setting of surrounding listed buildings, multiple phases of varying development has previously taken place on the site and in the immediate surroundings. Historically, the area has been occupied by large commercial premises from the 18<sup>th</sup> century onwards, being used by hop merchants and latterly as a public house, so a commercial frontage at this point on Sansome Street is consistent with the historic land use and the mercantile character of the area. Earlier 20<sup>th</sup> century aerial photographs show that these buildings on site were multi-storey brick and tile built structures. Therefore, the additional impact of the current development proposal, as currently envisaged, is considered to be **not significant**. Should the final design alter the height or footprint of the structure however so that it impedes or detracts from the visibility of surrounding listed buildings, or involve inappropriately vivid colours or materials incompatible with the character of the Conservation Area in this part of the city, then this impact may need to be reviewed.

## 8 Recommendations

This desk-based assessment was undertaken to achieve a better understanding of designated and undesignated heritage assets on the proposed development site, and to assess the impact of the proposed development on these heritage assets. This was specifically focused on the assessment of the potential for survival of below-ground archaeological remains but has also considered both the physical impact and the visual impact upon directly affected listed buildings in the immediate surroundings.

The renewal of damaged or poor condition roofing and flooring within the listed building, plus the insertion of new access points, has the potential to expose and reveal the entirety of the structural fabric. It is therefore recommended that:

- prior to, or concurrent with refurbishment, in order to establish significance of the building and the impact of any redevelopment, further investigation in the form of a Historic England Level 1 or 2 historic building survey is completed (Historic England 2016b). This will consist of basic drawings, a written account and photographic records to provide a descriptive record of the listed building and become an accurate baseline survey which can inform future decision making.

The detailed plan for groundworks involved during the proposed development is currently unconfirmed, but should removal of the concrete slab or insertion of new services be required in the southern part of the site then the disturbance of archaeological features and deposits is anticipated. There is a **low to moderate potential** for features and deposits of Roman date, but a **high potential** for medieval or post-medieval activity. Therefore, it is recommended that:

- any below-ground works, such as the excavation of new service trenches or pile caps, be subject to archaeological monitoring (watching-brief). If larger excavations do become necessary within the construction methodology (ie ground reduction and then insertion of a new concrete base), then more extensive archaeological works in the form of evaluation trench/es would be required following demolition of the current premises. Time during the demolition and construction programme would have to be allocated for investigation and recording should the trench identify significant archaeological remains.

Implementation of the mitigation proposed above should ensure that there are no residual effects on the historic environment and archaeological resource from the proposed development. The historic environment is a non-renewable resource and therefore cannot be directly replaced. Mitigation through recording and investigation produces an important research dividend that can be used for the better understanding of the history of an area and contribute to local and regional research agendas (*cf* NPPF, DCLG 2012, section 141).

The scope and specification of any archaeological investigations would have to be agreed with James Dinn (Worcester City Council Archaeological Officer) and Paul Collins (Worcester City Council Conservation Officer) before works commence.

Any surveys, investigation works or watching briefs subsequently required would be concluded by production of a report (and appropriate publication) to be deposited for public consultation with Worcester HER, and a project archive to be deposited with Museums Worcestershire.

## 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 completed of the former Toby's Tavern site, 9, Sansome Street, Worcester (NGR SO 8498 5516). It was commissioned by Nick Carroll Architects Limited on behalf of their client, Hanbao.*

*The site is located on the northern edge of the historic city centre. There are no recorded prehistoric sites or finds from the immediate area. Artefacts and deposits of Roman date are known from the immediate area, including an assemblage of Roman pottery found just to the south, and it is close to the line of the route through Foregate Street and The Tything which has been identified as the possible course of a Roman road. Perhaps most significantly, the site is located in what was the northern medieval suburb, close to the north gate of the city, with the city wall and ditch just to the south. Finds and deposits of medieval date have frequently been recorded nearby. Directly to the east, a pit, a ditch and a soil layer were of 12<sup>th</sup> to 13<sup>th</sup> century date and pits and structures were clearly indicative of tile manufacture close to the site during later centuries, correlating with historical evidence. The area was also extensively developed throughout the post-medieval period,*

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*with industrial and extraction related activity common to sites in the vicinity. Foundation walls, yard areas, and possible cellars of buildings shown on historic mapping, previously occupied the site and adjacent properties along Sansome Street. These are recorded as in use by hop merchants during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.*

*The site is located within the Worcester Historic City Conservation Area and is partially enclosed and surrounded by designated heritage assets (listed buildings), as well as including a Grade II listed building within the northern half of the development area itself (3, Foregate Street). This is an earlier 19<sup>th</sup> century brick building, with three above ground floors and a cellar space.*

## **10 Acknowledgements**

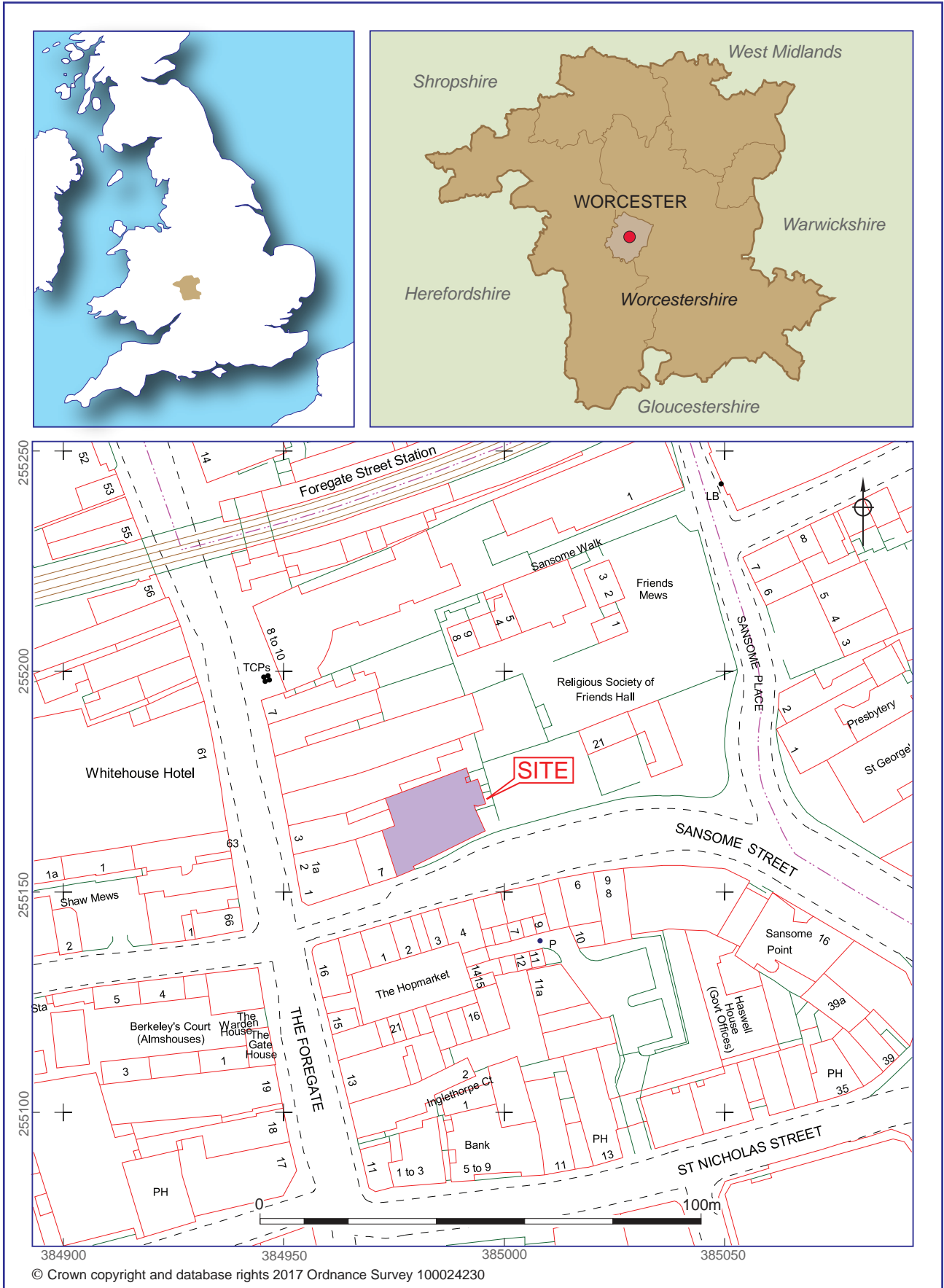
Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project; Sebastian Lam (Director, Hanbao), Patsy Robinson (Nick Carroll Architects Ltd), Joe Collins (DJC Build), Sheena Payne-Lunn (Historic Environment Record Officer, Worcester City Council), and James Dinn (Archaeological Officer, Worcester City Council)

Particular thanks go to Worcestershire Archives for supplying historic maps; these were photographed by John France (Senior Archival Photographer, Worcestershire Archive and Archaeology Service, Worcestershire County Council).



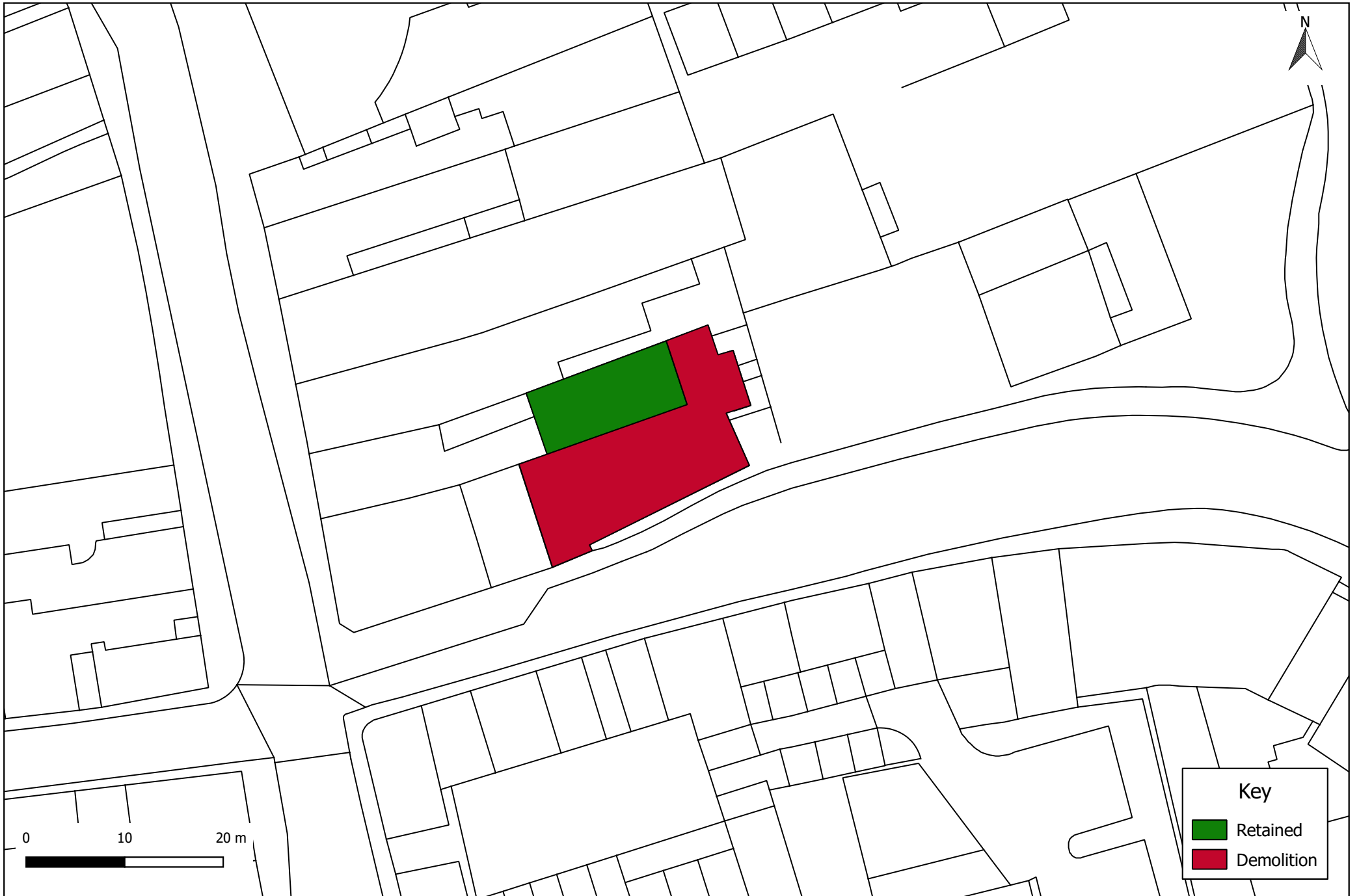


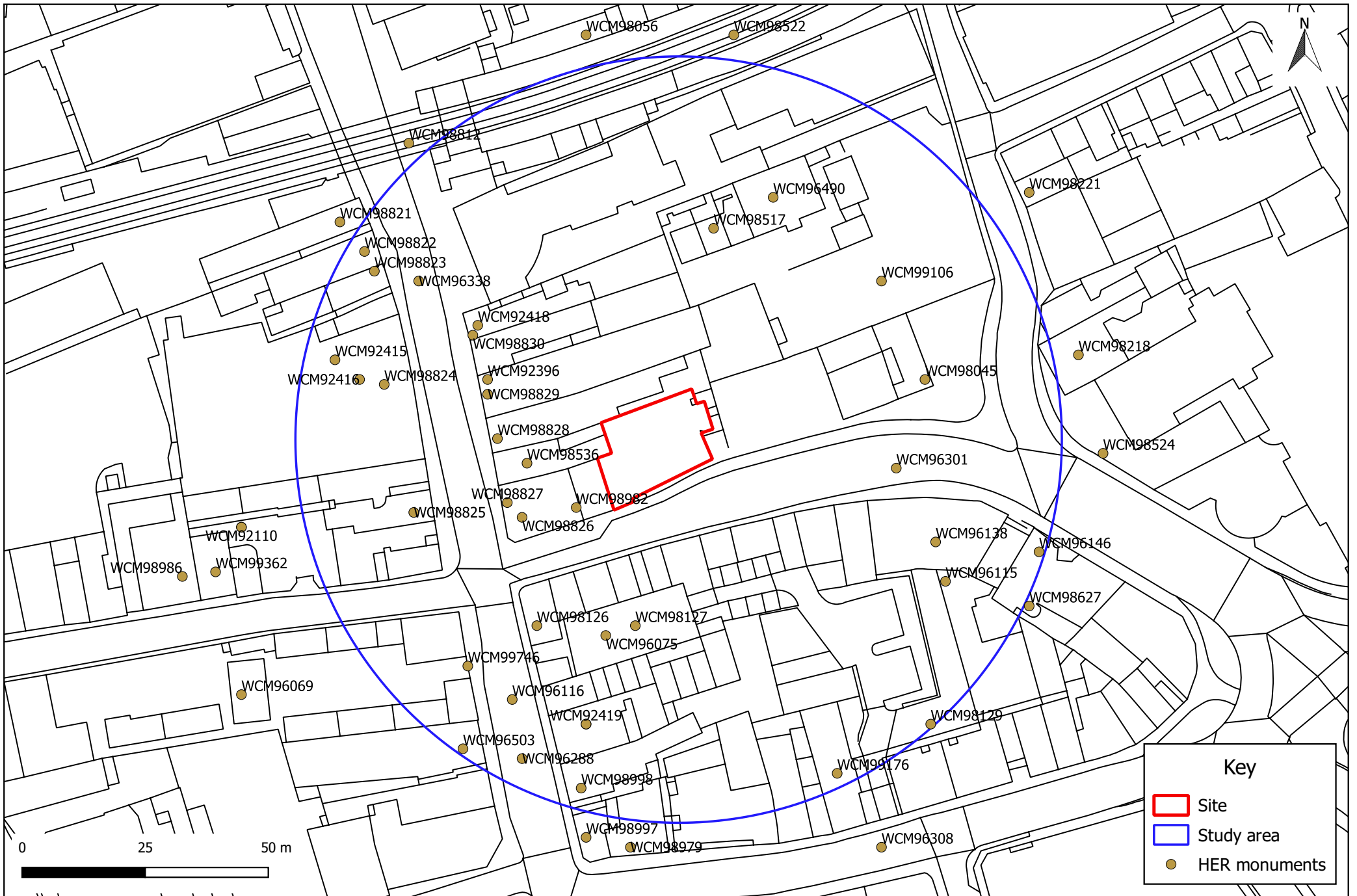
**Figures**



Location of the site

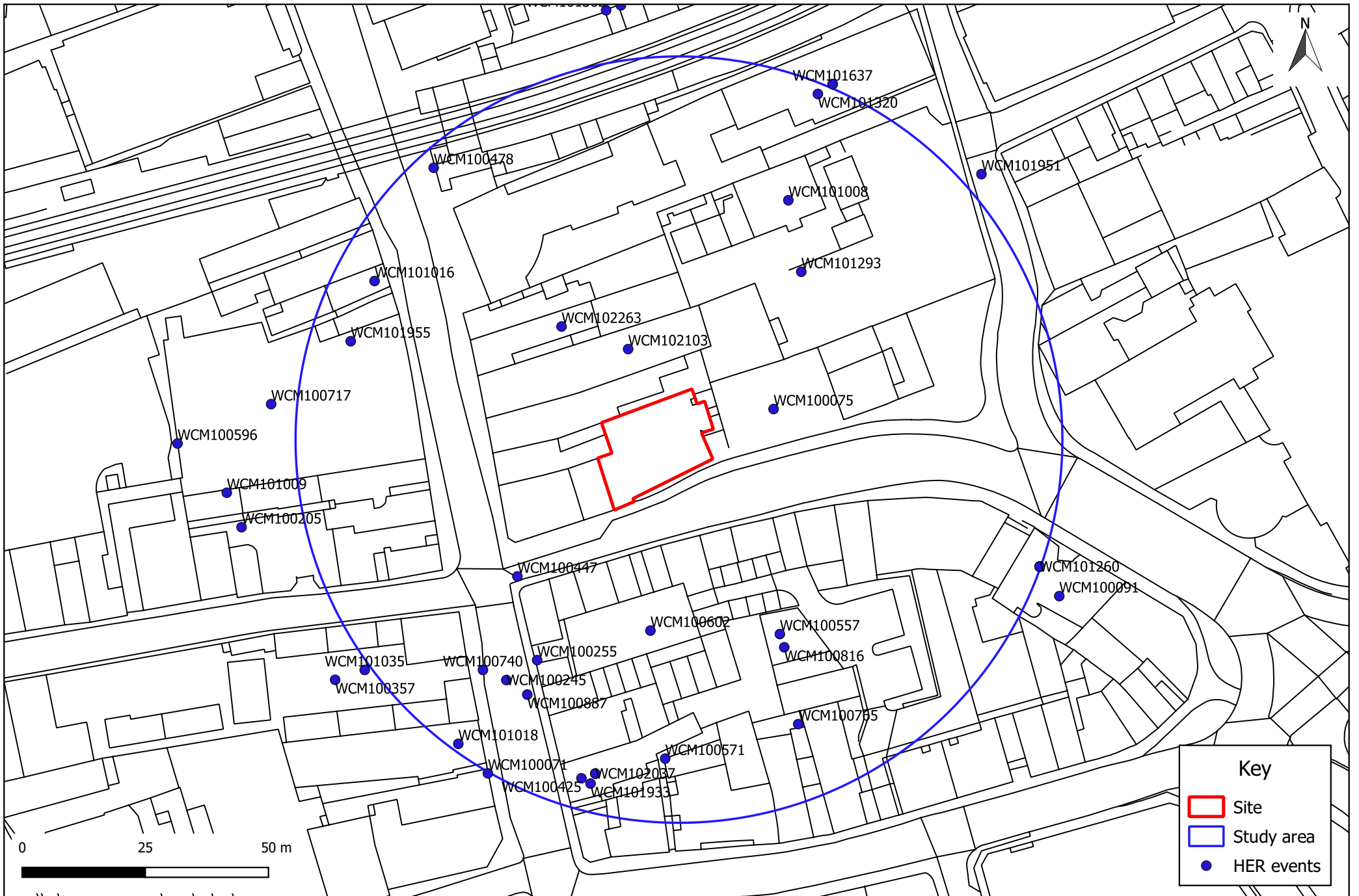
Figure 1





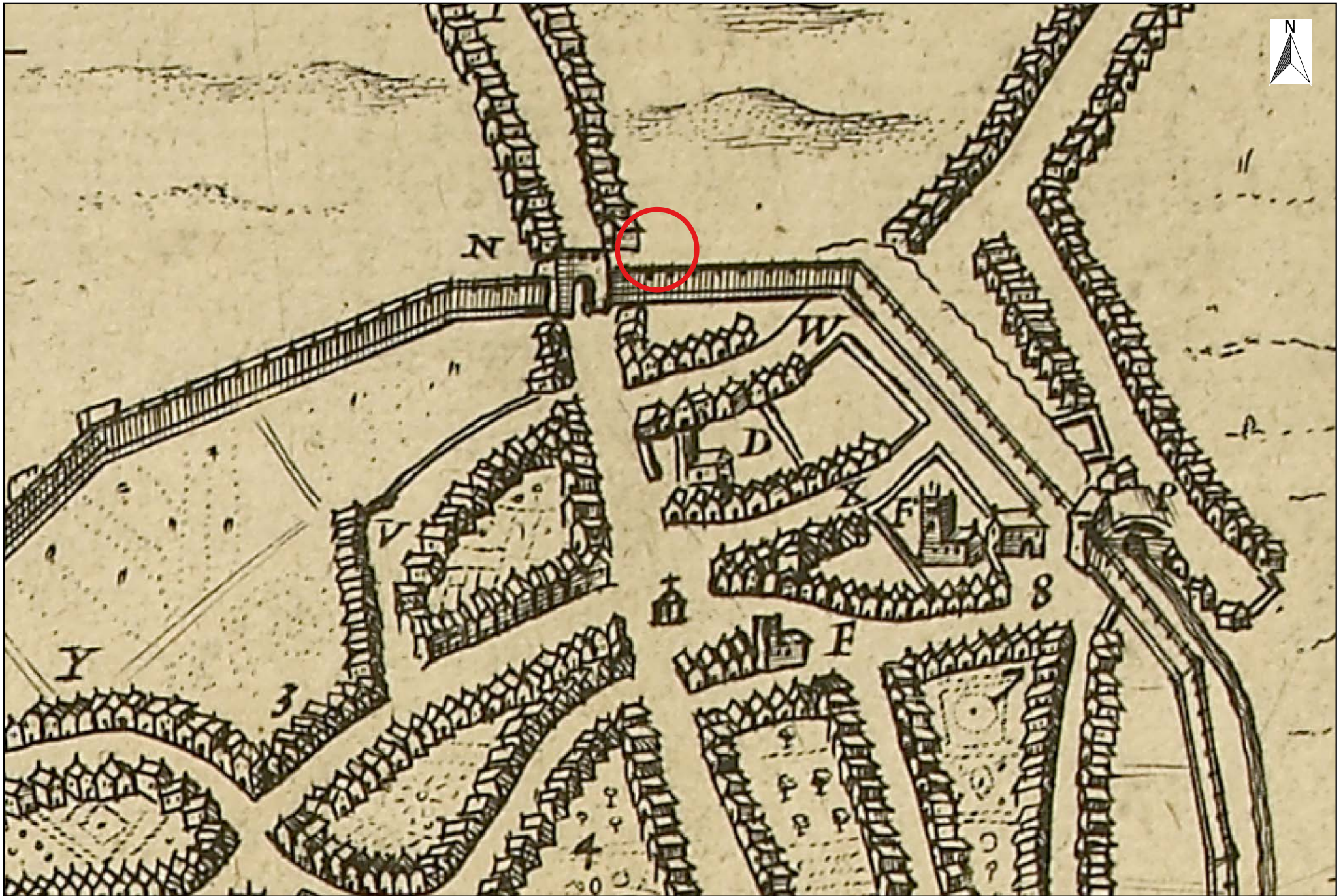
Monuments recorded on the HER in and around the study area

Figure 3



Events recorded on the HER in and around the study area

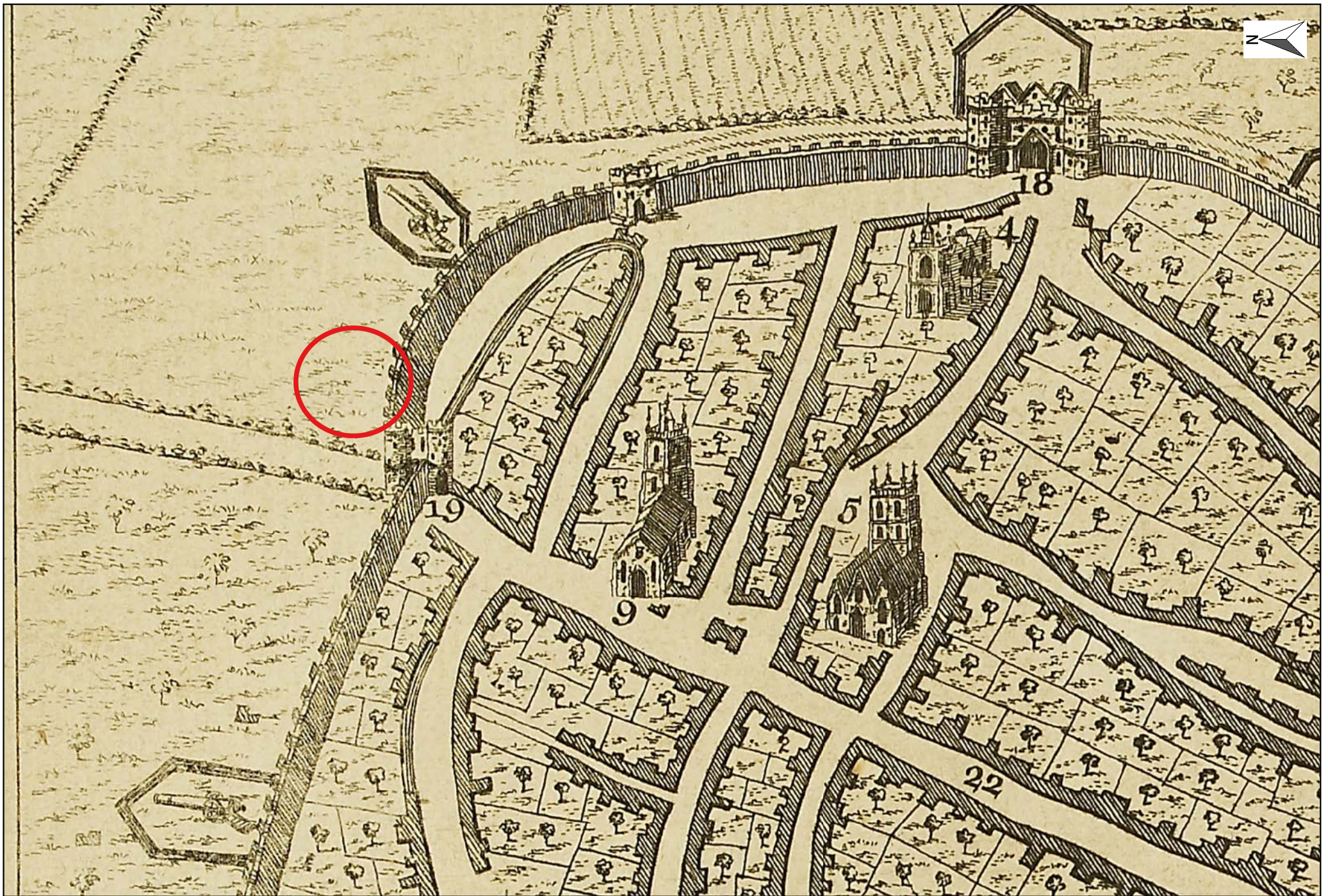
Figure 4



Credit: Worcestershire Archives

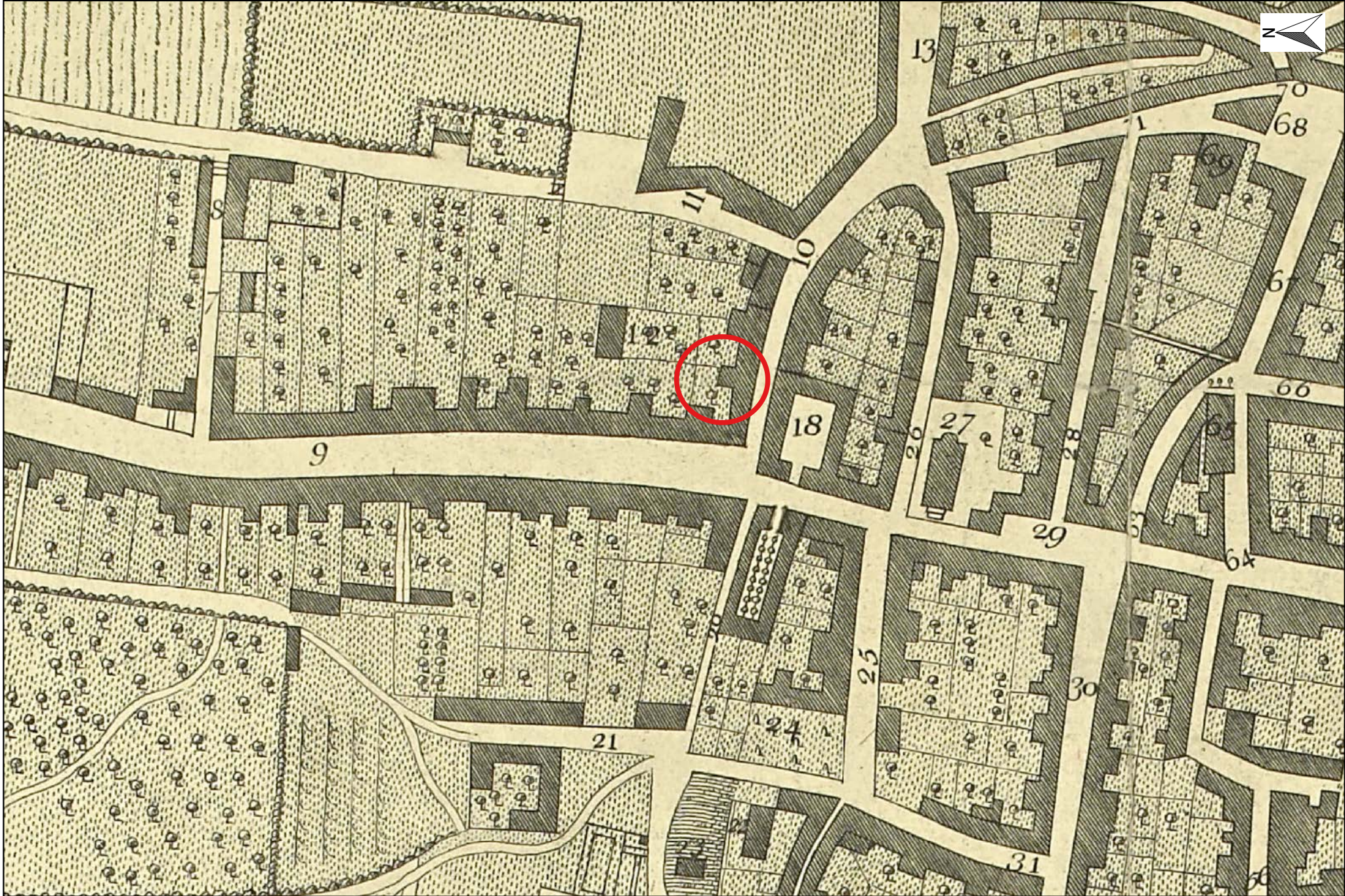
*The northern part of Worcester from Worcestershire Described by Speed (1610)  
The red outline shows the approximate location of the site*

Figure 5



Credit: Worcestershire Archives

Detail from a plan of Worcester during the Battle of Worcester in 1651 by Vaughan (c.1680)  
The red outline shows the approximate location of the site



Credit: Worcestershire Archives

Detail from A Plan of the City of Worcester by Doharty (1741)  
The red outline shows the approximate location of the site

Figure 7





Credit: Worcestershire Archives

Detail from A Plan of the City and Suburbs of Worcester by Young (1779)  
The red outline shows the approximate location of the site

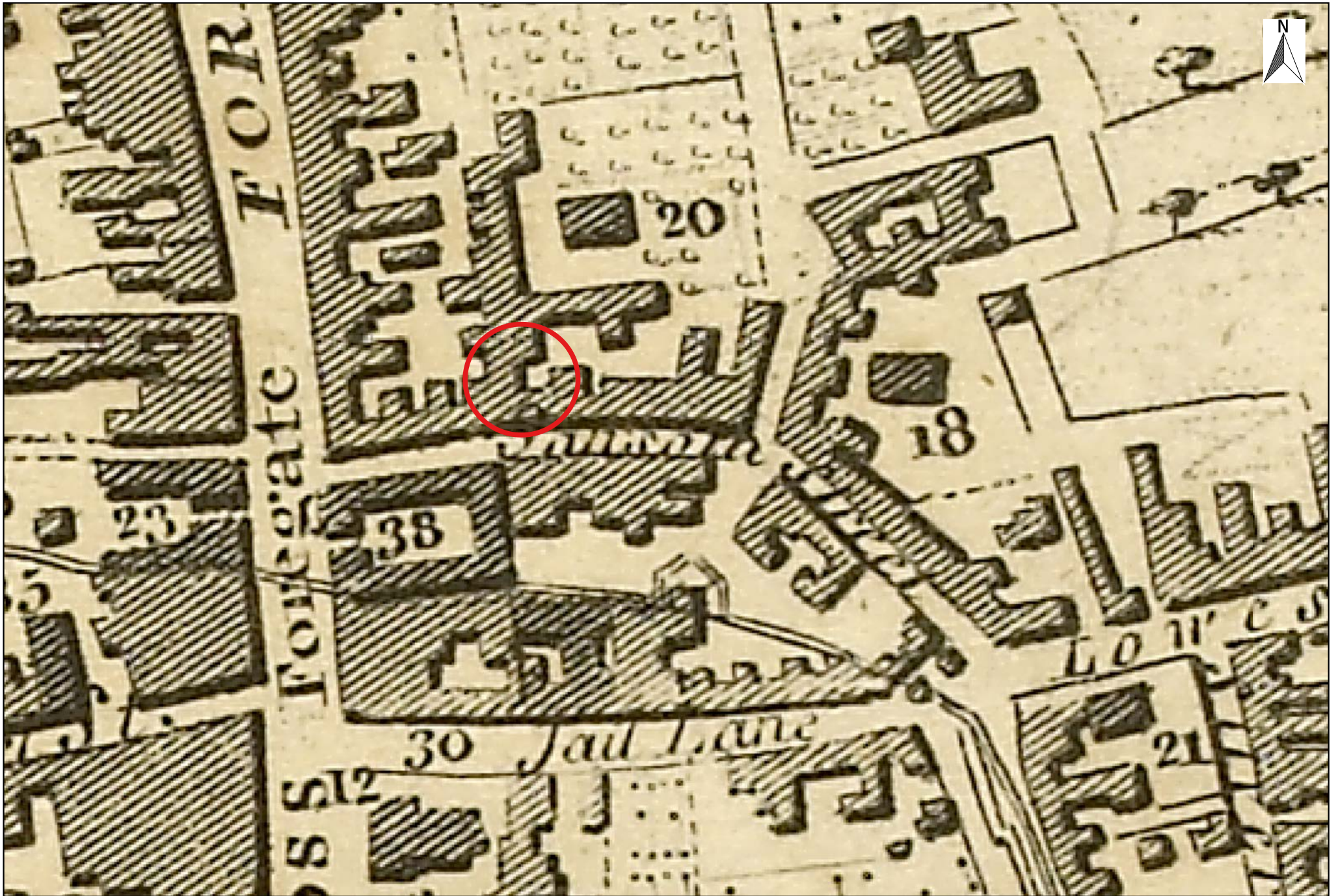
Figure 8



Credit: Worcestershire Archives

Detail from A Plan of the City and Suburbs by Green (1795)  
The red outline shows the approximate location of the site

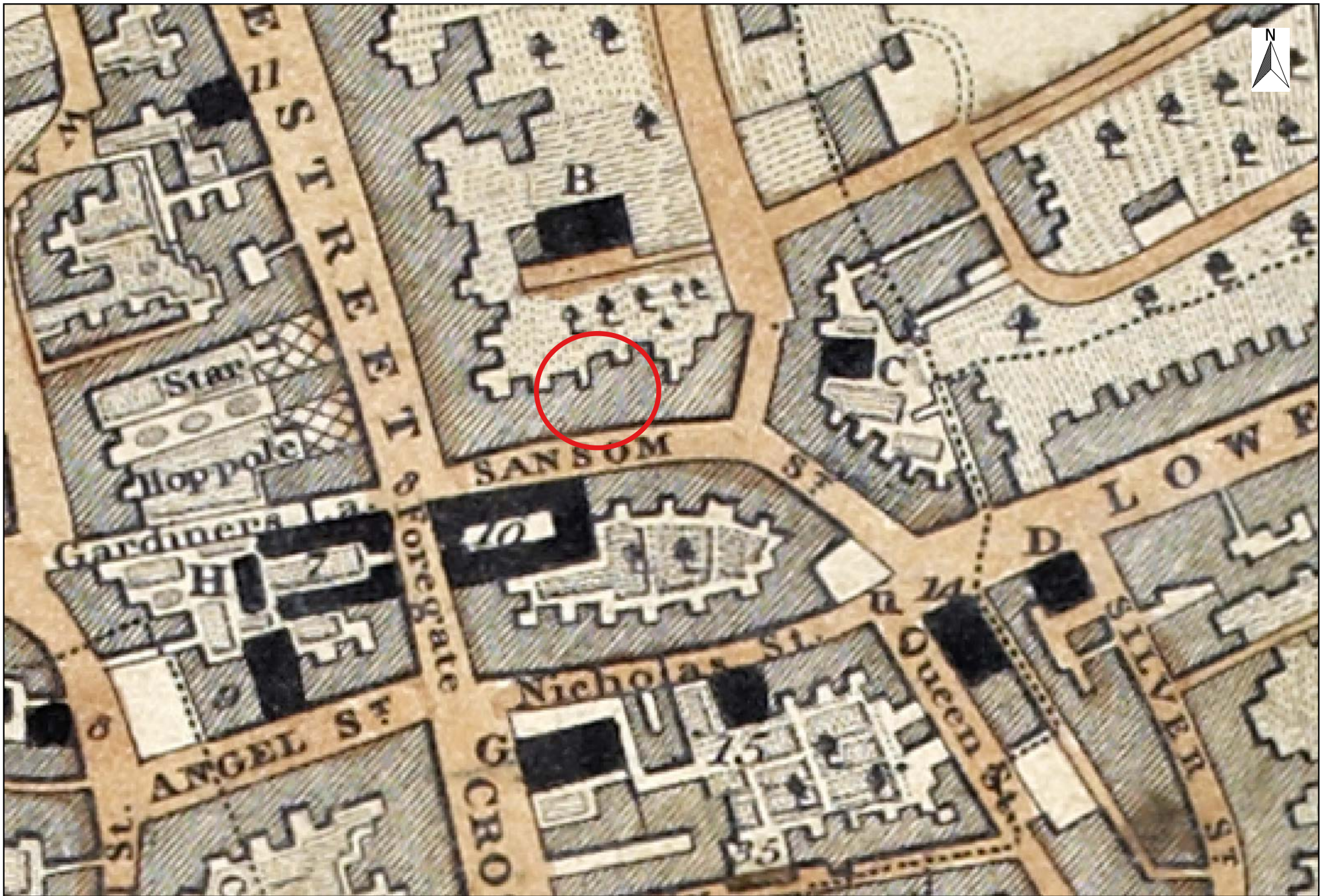
Figure 9



Credit: Worcestershire Archives

Detail from Worcester by Roper and Young (1808)  
The red outline shows the approximate location of the site

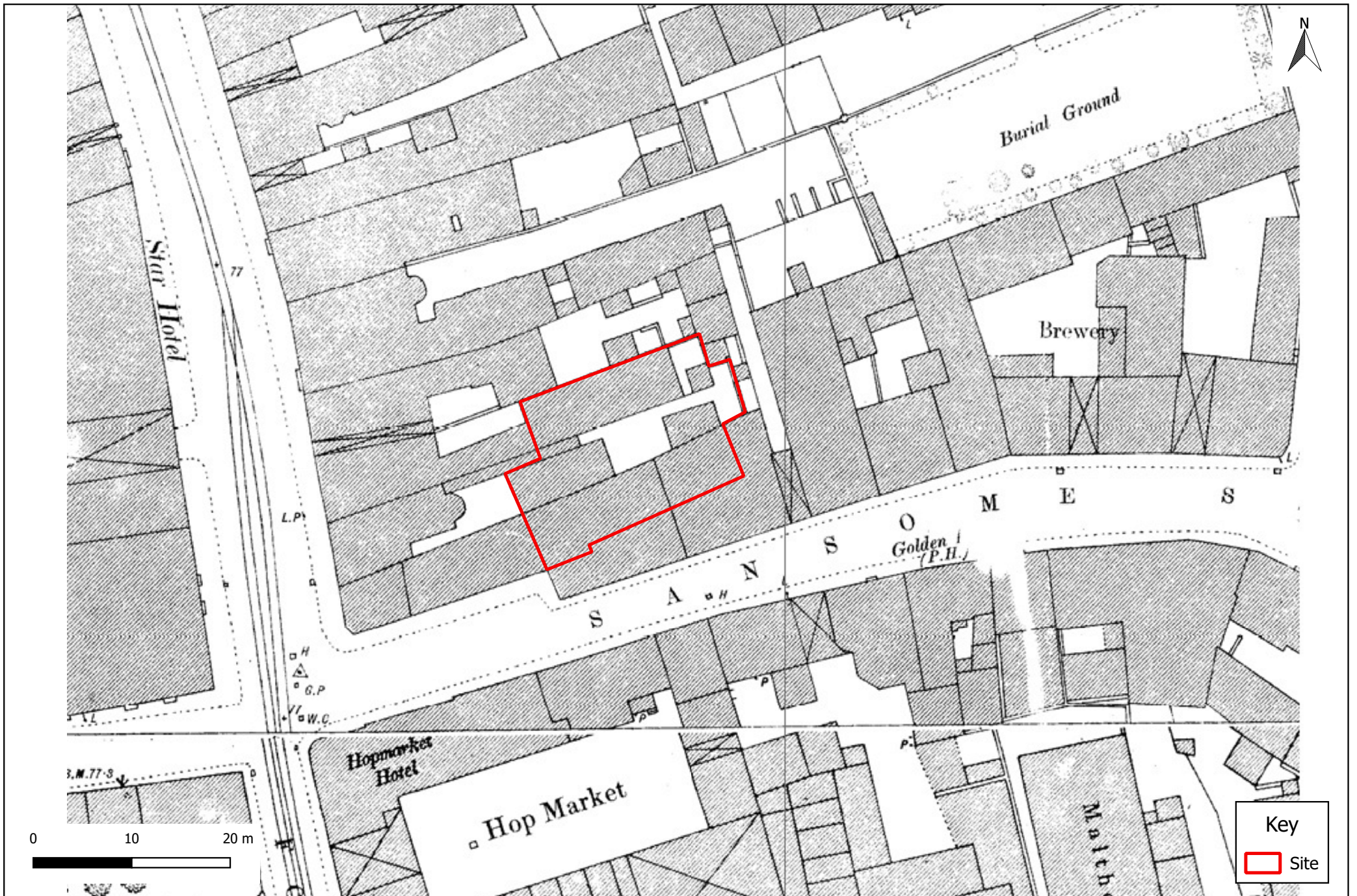
Figure 10



Credit: Worcestershire Archives

Detail from *A plan of the City and Environs of Worcester* by Mainley (1822)  
The red outline shows the approximate location of the site

Figure 11



Credit: Worcester City HER

Site outline shown on Ordnance Survey mapping (1886)

Figure 12



Credit: Worcester City HER

*Site outline shown on Ordnance Survey mapping (1901)*

*Figure 13*



Credit: Worcester City HER

*Site outline shown on Ordnance Survey mapping (1928)*

*Figure 14*



Credit: Worcester City HER

*Site outline shown on Ordnance Survey mapping (1940)*

*Figure 15*



## Plates



*Plate 1: The site viewed across Sansome Street, with 3, Foregate Street to the rear*



*Plate 2: Sansome Street, looking west, with the site on the right and the hop market to the left*

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*Plate 3: The interior of the southern (20<sup>th</sup> century) half of the property*



*Plate 4: The interior of the northern half of the property, showing the third floor of 3, Foregate Street*

## Appendix 1 Heritage assets registered with the HER

Table listing heritage assets in and around the study area

Assets within the application site are indicated in **bold**

Assets recorded with an asterisk\* are also listed buildings and are presented in the above text with their National Heritage List (**NHL**) entry number

HER ref	Site Name	Monument/ Event Type	Period from	Period to
<i>Monuments</i>				
WCM92396	Women's Land Army HQ, 5 Foregate Street	Building	Modern - 1901 AD to 2050 AD	Modern - 1901 AD to 2050 AD
WCM92415	First Aid Post, Star Hotel, Foregate Street	Documentary evidence	Modern - 1901 AD to 2050 AD	Modern - 1901 AD to 2050 AD
WCM92416	Air raid shelter, basement of Star Hotel, Foregate Street	Building	Modern - 1901 AD to 2050 AD	Modern - 1901 AD to 2050 AD
WCM92418	Air raid shelter, 7 Foregate Street	Documentary evidence	Modern - 1901 AD to 2050 AD	Modern - 1901 AD to 2050 AD
WCM92419	Air raid shelter, cellars, Hopmarket Hotel	Documentary evidence	Modern - 1901 AD to 2050 AD	Modern - 1901 AD to 2050 AD
WCM96075	The City Workhouse	Workhouse and later hop exchange	Post medieval - 1540 AD to 1900 AD	Post medieval - 1540 AD to 1900 AD
WCM96115	City Wall, Trinity Gate - North Gate	Town wall	Medieval - 1066 AD to 1539 AD	Post medieval - 1540 AD to 1900 AD
WCM96116	North Gate (Foregate)	Town gate	Medieval - 1066 AD to 1539 AD	Post medieval - 1540 AD to 1900 AD
WCM96138	City Ditch, Trinity Gate - North Gate	Town ditch	Medieval - 1066 AD to 1539 AD	Post medieval - 1540 AD to 1900 AD
WCM96146	Civil War bastion, Sansome Street	Sconce	Post medieval - 1540 AD to 1900 AD	Post medieval - 1540 AD to 1900 AD
WCM96288	Foregate (Anglo-Saxon and later)	Road	Early Medieval - 411 AD to 1065 AD	Post medieval - 1540 AD to 1900 AD
WCM96301	Sansome Street (medieval and later)	Road	Medieval - 1066 AD to 1539 AD	Post medieval - 1540 AD to 1900 AD
WCM96338	Foregate Street and the Tything plan-unit	Town plan unit	Medieval - 1066 AD to 1539 AD	Medieval - 1066 AD to 1539 AD
WCM96490*	Friends' Meeting House, Sansome Place	Extant building	Built 1701, 18th century AD	21st century AD
WCM96503*	19 The Foregate	Extant building	Built c1700, 18th century AD	21st century AD
WCM98045	Brewery	Building	19th century AD - 1801 AD to 1900 AD	19th century AD - 1801 AD to 1900 AD

WCM98056	Foregate Street Railway Station	Extant building	Built 1860, 19th century AD	21st century AD
WCM98126*	Hopmarket Hotel	Extant building	Built 1900, 20th century AD	21st century AD
WCM98127*	Hopmarket hop exchange	Building	Post medieval - 1540 AD to 1900 AD	Post medieval - 1540 AD to 1900 AD
WCM98129	Malthouse	Building	Post medieval - 1540 AD to 1900 AD	Post medieval - 1540 AD to 1900 AD
WCM98218*	1 Sansome Place	Extant building	Built c1829, 19th century AD	21st century AD
WCM98517*	4-9 Friends' Mews, Sansome Place	Extant building	Built 1737, 1755, 1789, 18th century AD	21st century AD
WCM98522	Worcester to Hereford railway	Extant structure	Built 1859-1861, 19th century AD	21st century AD
WCM98524*	Lamp Standards, Sansome Place	Extant structure	Built c1829-87, 19th century AD	21st century AD
<b>WCM98536*</b>	<b>3 Foregate Street</b>	<b>Extant building</b>	<b>19th century AD</b>	<b>21st century AD</b>
WCM98627	Probable clay tobacco pipe kiln, Sansome Street	Find	c1680, 17th century AD	c1720, 18th century AD
WCM98812*	Railway Bridge, Foregate Street	Extant building	Built c1860, 19th century AD	21st century AD
WCM98821*	57 Foregate Street	Extant building	18th century AD	21st century AD
WCM98822*	58 Foregate Street	Extant building	19th century AD	21st century AD
WCM98823	59 & 60 Foregate Street	Extant building	18th century AD	21st century AD
WCM98824*	61 & 62 Foregate Street (Star Hotel)	Extant building	19th century AD	21st century AD
WCM98825*	64 Foregate Street (Victoria House)	Extant building	18th century AD	21st century AD
WCM98826*	1 & 1A Foregate Street	Extant building	19th century AD	21st century AD
WCM98827*	2 Foregate Street	Extant building	19th century AD	21st century AD
WCM98828*	4 Foregate Street	Extant building	18th century AD	21st century AD
WCM98829*	5 Foregate Street	Extant building	18th century AD	21st century AD
WCM98830*	6 & 6A Foregate Street	Extant building	18th century AD	21st century AD
WCM98979*	1 St Nicholas Street	Extant building	18th century AD	21st century AD
WCM98982*	3, 5, 7, & 7A, including Hop-Picker's frieze, Sansome Street	Extant building	19th century AD	21st century AD
WCM98997*	11 The Foregate	Extant building	19th century AD	21st century AD

The former Toby's Tavern site, 9, Sansome Street, Worcester

WCM98998*	12 The Foregate	Extant building	19th century AD	21st century AD
WCM99106	The Society of Friends, burial ground	Graveyard	Post medieval - 1540 AD to 1900 AD	Unknown
WCM99176	11-13 St Nicholas Street (The Courtyard)	Extant building	19th century AD	21st century AD
WCM99746*	Piers and gates, Berkeley's Hospital	Extant building	18th century AD	21st century AD
<b>Events</b>				
WCM100071	Outside 18 Foregate Street	Intervention – observation		
WCM100075	Sansome Street	Intervention - evaluation		
WCM100091	16-18 Sansome Street	Intervention – observation		
WCM100245	Foregate (sewer relining)	Intervention – observation		
WCM100255	City Wall/Foregate, Hopmarket	Intervention – survey		
WCM100357	Berkeley's Hospital	Intervention – observation		
WCM100425	Cellar, Anderson and Virgo	Intervention – survey		
WCM100447	Corner Sansome Street/Foregate	Intervention – observation		
WCM100478	Stone wall, 13 The Foregate	Intervention – observation		
WCM100557	Evaluation, Hopmarket Yard (Citizens Advice Bureau)	Intervention - evaluation		
WCM100571	Barns, rear 12 The Foregate	Intervention – survey		
WCM100602	Hopmarket fountain	Intervention – observation		
WCM100717	Star Hotel	Desk based assessment		
WCM100765	Packhorse Inn	Intervention – observation		
WCM100816	Hopmarket Yard	Intervention – observation		
WCM100887	City Centre CCTV, The Foregate	Intervention – observation		
WCM101008	Friends Meeting House, Sansome Place	Intervention – survey		
WCM101016	59 Foregate Street	Intervention – survey		
WCM101018	19 The Foregate	Intervention – survey		
WCM101035	Berkeley's Hospital	Intervention – observation		

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WCM101260	16/18 Sansome Street - general number	Intervention – multiple		
WCM101293	Friends Mews	Intervention – survey		
WCM101320	Former BT offices, Sansome Walk	Desk based assessment		
WCM101637	Former BT office, Sansome Walk	Intervention – excavation		
WCM101933	12 The Foregate	Intervention – survey		
WCM101951	Arboretum water main scheme	Intervention – observation		
WCM101955	The Star Hotel	Documentary research		
WCM102037	12 The Foregate	Intervention – survey		
WCM102103	5 Foregate Street	Intervention – survey		
WCM102263	6 Foregate Street	Heritage impact assessment		

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## Appendix 2 Historic England List Entry

Name: 3, FOREGATE STREET

List entry Number: 1389799

### Location

3, FOREGATE STREET, WORCESTER, WR1 1DB

County: Worcestershire

District: Worcester

District Type: District Authority

Grade: II

Date first listed: 08-Mar-1974

Date of most recent amendment: 05-Jul-2001

### Details

WORCESTER

FOREGATE STREET (East side) No.3 (Formerly Listed under FRIAR STREET, previously listed as FRIAR STREET (East side), Nos. 2, 3 AND 4)

08/3/74

GV II

Terraced house, now shop and offices. Early C19 with later additions and alterations including mid/late C19 timber shopfront. Red/orange brick in Flemish bond with stucco dressings, plain tile roof, raised gables with brick copings, brick end-stack at right with oversailing detail and pots.

Four-storeys. Three first-floor windows. Renewed 2/2 sashes throughout, all in plain reveals, under gauged brick arches and with sills. Entrance at left is nine-panel door with scalloped frieze, overlight and flat gauged brick arch. Shopfront has end pilasters, frieze and modillion cornice; glazing bordered by bead and reel moulding, slender mullions.

INTERIOR: retains original plasterwork to first floor.

Forms a group with numbers 2-6 and 63-66 (qqv).

National Grid Reference: SO 84963 55164

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