



**New Henry Street
St Philip's
Bristol**

Archaeological Assessment

for

Dominus Bristol Limited

BBHC Project: 1947

BBHC Report No. 18104

OASIS ID: bristolb1-521424

December 2023



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EXECUTIVE SUMMARY

In December 2023 Bristol & Bath Heritage Consultancy Ltd was commissioned to produce an Archaeological Assessment of a proposed development on land at Sussex Street and Alfred Street, St Philip's, Bristol. The development is referred to as 'New Henry Street', due to the proposed re-establishment of Henry Street. The Archaeological Assessment is derived principally from site visits and research undertaken by BBHC in March 2023 during the compilation of a Heritage Statement prepared to accompany planning application for an earlier iteration of the proposed development.

The assessment has identified that the application site lay within agricultural land situated a short distance beyond the town walls in the medieval period, in an area known as 'the Dings' from as early as 1735, but probably from the medieval or early medieval period. The Dings may derive its name from an Old English word for 'manured place', and may have been used as a dumping ground for night-soil brought out from within the town walls by a paid scavenger. The area containing the application site and its surroundings may take its sub-oval shape from an agricultural clearing of medieval, or even early medieval, date. By the early 19th century residential development had commenced within the western part of the application site, and to the west of Kingsland Road, forming workers accommodation for the nearby iron works, glass works, gas works and vitriol works, amongst other industries. With the coming of the railways in the 1840s, residential settlement at the Dings expanded further north-eastwards to house railway workers alongside those of the other local industries. This expansion included the development of terraced housing within the application site on Kingsland Road, Sussex Street, Henry Street and Alfred Street by William Keevil, a builder from the nearby St Philip and St Jacob parish who was also responsible for housing development in the Union Road area. In the late Victorian period Kingsland Road Bridge was built to cross the railway branch line north of the site. In the wider area schools, chapels and mission halls were added, and in the early 20th century the final buildings of the Shaftesbury Crusade, a short distance to the south-west of the application site, were completed. This was the result of two separate Christian religious and social missions that sought to improve the lives of the area's notoriously poor residents by luring them away from the ubiquitous pubs with the attraction of sporting and recreational activities, clubs and reading rooms, as well as a substantial meeting hall. A notable outcome of the Crusade was the formation of the famous Dings Crusaders Rugby Football Club, one of only two surviving members of the original Bristol Combination.

The buildings within the application site were affected by bomb damage during WWII, creating gaps in the terraced housing on a number of streets. In the post-war period the area was

designated by the council for industrial development, and the houses of William Keevil's development were cleared away in the 1960s and 1970s for the development of warehouses and transport depots. The site has remained in essentially the same configuration since the late 1970s, comprising two warehouse units with associated concrete-surfaced yards, used by a circus training company, a Calor Gas depot, Bristol Scrap Metal, Crown Scaffolding and Project 345. The warehouse in the eastern part of the site has semi-basements and an inspection pit that will have truncated any archaeological remains present.

The potential buried archaeological remains within the application site may include those of medieval agricultural activity and waste dumping, remains of early-19th-century housing on Kingsland Road in the north-west corner of the site, and a railway footbridge abutment and steps. Foundations and cellars belonging to William Keevil's mid-19th-century housing development may also survive. These potential remains have been assessed as of relatively low heritage significance, with importance at a local level. The likely extent of development impact upon archaeological deposits is currently unknown, as there has been no previous archaeological investigation within the site.

This Archaeological Assessment has considered the significance of archaeological heritage assets and their settings within the application site's historic environment which may be potential receptors of either direct or indirect impact from the proposed development, and has assessed the likely archaeological impact of the development proposals when implemented, as far as can be established from a non-intrusive assessment. There are no effects upon the settings of any archaeological heritage assets within the site environs. The likely effect upon buried archaeological heritage assets of a local, relatively low, significance is provisionally considered likely to be adverse due to the probable loss of such remains through development groundworks. This effect could be effectively mitigated with an appropriate programme of archaeological recording, the scope of which would need to be agreed with the local authority. This approach would be compliant with local plan policy DM31 and NPPF 2023 Paragraph 205.

1. INTRODUCTION

1.1 In December 2023 Bristol & Bath Heritage Consultancy Ltd was commissioned by Dominus Bristol Limited to produce an Archaeological Assessment for a development known as New Henry Street, which is situated on land at Sussex Street and Alfred Street, St Philip's, Bristol (centred at NGR 360147, 172894; Fig. 1). The present Archaeological Assessment is derived from work undertaken by BBHC for a Heritage Statement, including an assessment of potential archaeological features, originally produced in March 2023 for a planning application previously submitted by Dominus Bristol Limited (Application Ref. 23/01469/F) for mixed used development including student accommodation, employment spaces, food store and a community space. The present assessment report has been produced in support of a new application being made along similar lines, but with modifications made in response to the local authority's feedback on the earlier application. The revised proposals are described at 1.3-1.5 below.

The site

1.2 The proposed development site, known as Premier Business Park, Kingsland Road, Bristol, BS2 0QX, is approximately 7480m² in area. The site is occupied by 15 light industrial units spread across two buildings, with associated concrete hardstanding. The buildings span almost the full width of the curtilage. They are located in the north sector of the site with a large forecourt area in the south that contains vehicle parking for the units. Both buildings comprise a two-storey form alongside a large yardage that would have traditionally facilitated servicing by HGVs. The site is bounded to the east by Alfred Street, to the south by Sussex Street, to the west by Kingsland Road Bridge, and to the north by the course of the Bristol to Bath Railway Path, a cycling and walking route utilising the course of a former railway line. The ground within the site is relatively level at around 12.2m AOD, whilst the railway path to the north slopes downwards from east to west, such that it is approximately 3m lower than the north-western corner of the application site.



The application site in March 2023, looking north, with the Kingsland Road Bridge just beginning to rise up far left, and Sussex Street on the right forming the southern site boundary.

Description of the development proposals

1.3 The proposed development is described as:

Demolition of existing structures and redevelopment of the site for two conjoined buildings comprising light industrial use (Class E(g)(iii)); flexible retail/light industrial use (Class E(a) / Class E(g)(iii)); flexible commercial use (Class E(b-g)); flexible industrial use (Class E(g)(iii) / Class B8 / Sui Generis); student accommodation use with ancillary community space (Sui Generis); public realm works and landscaping; cycle parking; ancillary plant and servicing; and other associated works.

1.4 The design is for a student accommodation scheme providing 705 student study bedspaces along with maker space, flexible industrial use, flexible commercial space and supermarket and ancillary community spaces located in an existing light industrial area currently undergoing extensive regeneration adjacent to Bristol's Temple Quarter Enterprise Zone. The scheme is also designed to a new link to the Bristol to Bath Railway Cycle Path.

2. PURPOSE AND LIMITATIONS OF THIS REPORT

2.1 This report has been prepared for the sole purpose of providing a proportionate assessment of the likely extent, nature and significance of the potential archaeological resource present within the proposed development area, Premier Business Park, Kingsland Road, Bristol, BS2 0QX, both as the site existed at the time of writing (March and December 2023) and as far as can reasonably be established from non-intrusive research, along with an assessment of the potential impacts upon the settings of archaeological heritage assets within the site environs, in order to inform proposals which will seek planning consent for the future redevelopment of the site in the manner described above. The National Planning Policy Framework [NPPF], which since 2012 has incorporated the Government's heritage policy and is now in a fifth edition (published in September 2023; Appendix 1), recognises that the historic environment is an irreplaceable resource whose fragile and finite nature is a particularly important consideration in planning. The Historic Environment Good Practice Advice in Planning: 2 (entitled 'Managing Significance in Decision-Taking in the Historic Environment' and published in July 2015), states:

'Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance.' [HEGPA 2, paragraph 4]

2.2 It also notes in introduction that:

'...the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance' [HEGPA 2, paragraph 3]

2.3 The Good Practice Advice advocates a logical step-by-step approach to dealing with heritage assets during the planning and design of development and subsequently in making a planning application – namely:

- *'Understand the significance of the affected assets;*

- *Understand the impact of the proposal on that significance;*
- *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- *Look for opportunities to better reveal or enhance significance;*
- *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.'* HEGPA 2, paragraph 6]

2.4 This report has been prepared to help fulfil this brief established by the NPPF and Historic Environment Good Practice Advice in Planning 2. It has also been prepared to accord with guidance set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (ClfA 2014, updated in 2017 and 2020). The report has been prepared with the use of information readily obtainable at the time the report was being researched and produced, as set out in Section 3 below. Changes to these circumstances following the compilation of this report, including changes to the proposed development area, nature of the development proposals or the availability of new information, guidance or legislation, may lead to a requirement for re-evaluation of the report's content and/or conclusions. Examples of this include the subsequent addition of new areas to the development site which were not required to be considered within this report, updates to heritage-related planning legislation, policy or guidance, updates to archaeological or heritage-related standards and guidance, or the availability of new information on the historic environment, such as the release of updated lists of nationally and locally-designated heritage assets, additions to the Historic Environment Record, or the release of previously unavailable reports or research.

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3. METHODOLOGY

- 3.1 This Archaeological Assessment is designed to provide a level of detail proportionate to the importance of the affected archaeological heritage assets, and no more than is sufficient to understand the potential impact of the development proposals on their significance, in accordance with the requirements of National Planning Policy Framework Paragraph 194 (NPPF 2023). Built heritage assessment for the present application is provided by others in combination with the townscape and visual impact assessment (The Townscape Consultancy 2023). This Archaeological Assessment therefore identifies, and provides an assessment of the significance of, known or potential archaeological heritage assets within the application site and its environs, and identifies potential impacts upon those assets and their settings. This has been achieved by collating all readily available evidence from the sources described below at para. 3.3. The criteria for assessing the significance of archaeological heritage assets, and the level of effect (impact) the development may have upon them and their settings, is described at Sections 5 and 6, and supported by the more detailed Statute, Policy and Guidance information contained within Appendix 2. The Archaeological Assessment has been prepared in accordance with *Standard and Guidance for Historic Environment Desk-Based Assessment* (ClfA 2014, updated in 2017 and 2020), *Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment* (Historic England 2014) and *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England 2017).
- 3.2 Key legislation, national and local policy and guidance applying to, and referenced where appropriate throughout, this study is detailed in Appendix 2, and includes:

- Ancient Monuments and Areas Act 1979
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Heritage Act 1982 (Amended 2002)
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008)
- National Planning Policy Framework (NPPF) 2023
- Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment (Historic England 2014)
- Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2017)
- The adopted Bristol Local Plan, which at the time of writing comprised the Bristol Development Framework (BDF) Core Strategy (BCS), adopted June 2011, and the Site Allocations and Development Management (DM) Policies Local Plan, adopted July 2014. Relevant heritage and archaeological policies include Conservation and the Historic Environment Policy BCS22 and Policy DM31: Heritage Assets (see Appendix 2 for more detail).

3.3 The core study area for the original Heritage Statement was set at a radius of 500m from the site centre, following consultation with the Bristol City Principal Historic Environment Officer on 27 February 2023, with reference to heritage assets beyond the core area made where appropriate to provide broader heritage context. The Principal Historic Environment Officer confirmed through correspondence with BBHC on 6 December 2023 that there had been no changes to the HER information provided in February 2023, and therefore the same information has been utilised for this Archaeological Assessment. Information on nationally designated heritage assets has been checked and, where necessary, updated in Section 4 below using the data made available by Historic England in December 2023, although there have been no changes to designated heritage assets within the 500m core study area. Sources consulted during the study included:

- Bristol Historic Environment Record (HER) – an HER data trawl with a radius of 500m from the site centre
- Bristol Know Your Place website (KYP)
- The National Heritage List for England (NHLE)
- Bristol Archives Catalogue (Bristol Records Office; BRO)
- Bristol Central Library

- Aerial photographs including those available on the Britain From Above (BFA), APEX (Historic England Aerial Photo Explorer), NCAP (National Collection of Aerial Photography) and CAP (Cambridge Air Photos) websites
- The National Library for Scotland (NLS)
- Historic maps and images
- Planning records
- Site visits/inspections by the author on 1st and 20th March 2023

4. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (FIGS 2-17)

Statutory and advisory designations

Designated heritage assets within or including the application site

- 4.1 There are no designated heritage assets within the application site.

Non-designated heritage assets within or including the application site

- 4.2 There are no non-designated heritage assets within the application site, although the non-designated Kingsland Road bridge [12], abuts the north-western site boundary, carrying the road over the Bristol and Bath Railway Path (formerly a branch railway line; Fig. 4).

Designated heritage assets within the wider environs of the application site (Fig. 2)

- 4.3 There are thirty-two designated heritage assets within the 500m radius study area, including Old Market Conservation Area [1], 275m north of the application site, and Silverthorne Lane Conservation Area [2], 190m south of the application site. There are also thirty listed buildings [5-34], of which three are listed at Grade II* (assets [5, 6 & 7]) and the rest are listed at Grade II. The most proximate designated heritage asset comprises the Grade II listed walls surrounding Jews' Burial Ground [21], which lies c. 142m west of the application site boundary. Within the 500m study area only assets [21], [10] and [12] lie outside of the boundaries of the two conservation areas, assets [10] and [12] being situated some 400m to the west of the application site. Beyond the 500m study area the Bristol Temple Meads railway station complex, which has two Grade I and one Grade II* listed buildings within it, lies 540m to the south-west of the application site boundary. The most proximate designated archaeological assets both lie beyond the 500m study area and comprise the partial remains of Bristol Castle, the extent of scheduling of which was expanded in August 2023 to cover much of Castle Park (NHLE Ref. 1006987, not illustrated (n.i.)) and which lies 680m to the

northwest of the application site, and the scheduled Temple Church (NHLE Ref. 1015872, n.i.), left in ruins by enemy action during WWII, which lies just over 730m to the west of the application site. Viewshed analysis shows that there would be no visibility of the proposed development in views from, to or including these archaeological heritage assets (see 5.4 below).

Non-designated heritage assets within the wider environs of the application site (Figs 3 & 4)

- 4.4 Within the 500m study area are 19 locally-listed buildings [35-53] (Fig. 3), and 142 monuments identified by the Historic Environment Record (HER) [54-195] (Fig. 4). The non-designated assets in closest proximity to the application site are the Kingsland Road bridge [12], railway crossing and abutment [107], electric transformer station [111], congregational chapel [108], school on Chapel Street [171], Sunday School [172], pub [173], infants school on Sussex Street [174], and the group of locally-listed buildings comprising Shaftesbury Chapel, Union Road [46], Shaftesbury House, Oxford Street [47] and Shaftesbury Crusade, Kingsland Road [48]. These assets are further described below, where relevant.
- 4.5 Beyond the 500m study area, the locally registered St Matthias Park lies 590m to the north-west of the application site, and the locally registered Gaunt's Ham park some 504m to the north-east (Fig. 3).

Previous archaeological investigations

- 4.6 The HER data for the 500m study area indicates a total of 443 events [196] to [443] (Fig. 5), none of which are within the application site, the nearest being event [417] some 36m to the west of the site boundary. The entries include 35 desk-based assessments, 33 archaeological watching briefs, 27 historic building surveys, 26 field observations, 22 archaeological evaluations, 2 borehole investigations and 10 archaeological excavations. The rest of the entries relate mostly to cartographic, pictorial, photographic or documentary records, with a further entry for test pits and two more for the discovery of artefacts and human remains respectively. These events are detailed at Appendix 1 and on Fig. 5, and those that are relevant are discussed in the section below.

Landscape context

- 4.7 The underlying bedrock geology of the area is mapped as Redcliffe Sandstone Member - Sandstone. This is a sedimentary bedrock formed between 252.2 and 201.3 million years ago, during the Triassic period. No superficial deposits are mapped (BGS 2023). This may seem somewhat surprising given the area was historically known as 'The Marsh Grounds' as late as the mid-18th-century (Fig. 3), but the topography suggests the site area is raised above the floodplain, now lying at around 12.3m AOD, whilst the present Avon riverside area is at a lower elevation of around 8-9m AOD. An intrusive ground investigation of the application site was undertaken in August 2022, comprising five windowless sampling boreholes, drilled to a maximum depth of 2.9m below ground level (bgl). The investigation revealed deposits of made ground comprising mixed clay, sand and gravel deposits with frequent inclusions of sandstone and concrete to depths of between of 1.1m and 2.7m bgl, overlying sand deposits of the Redcliffe Sandstone Member (JOMAS 2022). This would appear to represent the weathered surface of the Redcliffe Sandstone, and no superficial deposits were noted. Site levels and the absence of alluvial deposits suggests the application site was historically set 2-3m above the level of the floodplain.

Chronological development of the site

Prehistoric and Roman

- 4.8 There is currently no evidence for human activity within the application site or the wider study area in the prehistoric or Roman periods.

Early medieval and medieval

- 4.9 The study area lies within the Hundred of Barton Regis, part of a Saxon royal manor which at the time of Domesday was part of the neighbouring Hundred of Swineshead (Williams 1982, 448). The southern part of what is now the St Philip's Marsh area was known in the medieval period as the King's Marsh, suggesting that it may have formed part of royal hunting land, perhaps used for wild-fowling and other activities (BaRAS 2002). The application site is located in the out parish (as in outside of the City) of the church of St Philip and Jacob. The church was founded before the late 12th century, and the area is still known as St Philip's today.
- 4.10 There is no evidence for the use of the application site prior to the post-medieval period, the earliest map evidence (a map of Kingswood of 1610, n.i.), suggesting the

area was part of agricultural fields to the north of King's Marsh (now St Philip's Marsh) and south of Old Market in the early post-medieval period. It seems likely the field systems seen on this and later maps had medieval, or even early medieval, origins, and that the site area was in agricultural use from this period on. The slightly oval shape of settlement at The Dings on Ashmead's 1828 map (Fig. 7), may have its origins in an 'infield' type field system, as might be seen on the Severn Estuary Levels. At c. 6.5ha it is comparable in size to those on the Levels, and would accommodate the size of arable field required to support one family unit, whilst the surrounding lower-lying marshland would have been more suitable for seasonal grazing (Rippon 2002). On the Levels these represent the earliest elements of the historic landscape, and were core agricultural areas carved out from the blank canvas offered by the intertidal marshes. Here, a similar situation may have pertained, although the ground was slightly higher and may not have required enclosure with a bank and/or ditch to prevent flooding. It may simply have been a case of exploiting this slightly higher ground, or clearance of a formerly wooded area - the practice of 'assarting' - which was common in the 13th century: in either event, an oval-shaped enclosure would require the shortest form of boundary. However, there is presently no archaeological evidence to support such hypotheses.

- 4.11 The HER results identify three archaeological monuments of this period within the study area: Barstaple's Almshouse or Trinity Hospital [131] & [5], Lawford's Gate [190] and the Great Ditch of the Town of Bristol [191]. Archaeological fieldwork has also identified medieval features within the area, e.g. [308], [368] and [408]. These are all within the medieval suburb of Old Market, the southern edge of which lies some 285m to the north-west of the application site's northern boundary. Old Market had Bristol's earliest market place, from at least the mid-12th-century, and its most important gateway, Lawford's Gate [190] being situated on the route into the town from London and just outside of Bristol Castle. Together with the Great Ditch [191] this marked the town's boundary in the 13th century.

Post-medieval

- 4.12 As has been established above, the application site was historically located in the out parish of St Philip and St Jacob, some 285m to the south of Old Market and outside of what became the City of Bristol in 1542. The civil parish of St Philip and Jacob Without was created in 1720, abolished in 1896 and subsequently transferred to the City and County of Bristol in 1899.

- 4.13 The application site falls within an area that has traditionally been referred to as 'The Dings'. The name may derive from the Old English *dyncge* 'dunged' or 'manured place' (Coates 2017, 74-75), or *dingce* 'ploughed land' or 'fallow land' (<https://bosworthtoller.com/7712> accessed 10 March 2023). The former could imply the area was used a dumping ground for night-soil brought out from the town from an early period by a paid raker or scavenger; this may have been done in an organised way, the resultant land divisions for which activity may explain the plural nature of the name (ibid.). Another suggestion is that 'Dings' is an Old English word for 'the meadow where withies grew' (Stephenson & Willmott 2005, 7), although this author has found no OE translation of the word that could be interpreted in this way. There is an interesting reference in a grant of property made on 10 September 1415 to '20 acres of arable land within the barton called *Turtillys dynge*' (BRO P.St JB/D/2/102), which is mentioned alongside property in the King's Barton (Barton Regis), and property outside Lawford's Gate, at Gaunt's Mede and King's Marsh – all areas within the environs of the modern Dings, although the exact location of '*Turtillys dynge*' remains unknown. If it is an early reference to the Dings as we now know it, then it shows this was an area in use as arable land covering approximately 8 hectares, which would broadly fit the hypothesis above that the oval area of around 6.5 hectares occupied by housing on the 1828 Ashmead plan (Fig. 7) may be an early agricultural enclosure hewn from woodland or previously unenclosed land.
- 4.14 The earliest document certainly referencing the 'Dings' at Bristol Archives appears to be a lease dated 21 October 1735 (BRO 5755/1), from John Woolwin of St Philip and St Jacob to a James Humberston of New Inn, Middlesex, of a house in West Street, St Philip & Jacob, including malthouse and land, and land in the Dings and the Great Marsh by a place commonly called Redclift. Another indenture of lease dated 2 January 1739 is made from Christopher Griffith of Winterbourne, Gloucestershire, gentleman to a William Line of Bristol, merchant, for property including 'The remaining part of that close of pasture ground called the Dings (late in the possession of James Birch, deceased) and now of the said William Line and others as tenants to the said Christopher Griffith, situated in the out parish of St Phillip and Jacob. Excepting and always reserving to the said Christopher Griffith, all quarrs, quarries of stone, gravel, mines, veins of coal, and all other mines and minerals. To have and to hold for 14 years. Rent: £30 per annum, plus £5 per acre annually'. This suggests that not all of the land was used for dumping of waste, and that there is some potential for evidence of coal mining and quarrying in the area, although no such features appear on the available historic maps or within the HER data for the 500m study area.

- 4.15 The Dings was located to the east and north of Marsh (later Cook's or Gas) Lane and originally extended to Kingsland Road in the east. The Poor Rate and Land Tax returns for the out parish of St Philip and Jacob refer to various areas of 'new houses' or 'new tenements' built by a number landlords in the Marsh after about 1800. Ashmead's map of 1828 (Fig. 7) shows that the near-oval shaped area between Marsh Lane and Kingsland Road had been developed for housing by this date, although there were still large expanses of gardens and open land between the streets and courts, some small areas of which were still vacant on the 1847 tithe map (Fig. 8) and shown as 'building land' in the apportionment. Some of the vacant land may have remained in agricultural usage by the early residents of the Dings until it was given over for building. The application site was largely within one large field in 1828, although the original route of Kingsland Road passed through the north-western corner of the site, with houses by this time built on the western side of the road that may have been just within the north-western corner of the application site area (Fig. 7). The northern part of the road line has been moved since for the construction of the Kingsland Road Bridge.
- 4.16 The tithe map indicates the beginnings of development within the remainder of the application site by 1847, with the construction of the terrace of houses fronting the eastern side of Kingsland Road, and those behind that terrace on its north-eastern and south-western corners, the laying out of what was to become Henry Street, and construction of the house and yard of Eliza Collins on the south-eastern corner of Henry Street at its junction with Sussex Street (Fig. 8). In 1835 the Bristol & Gloucestershire horse-drawn Tramway was opened, later to become a branch line from St Philips station and Midland Railway Harbour Branch: the latter is now the Bristol and Bath Railway Path that forms the northern site boundary. The tithe apportionment indicates much of the vacant land within the application site in 1847 (plots 900 and 901) as 'building land' owned by 'Keevil'. Bristol Archives holds early title deeds dated 1-2 September 1831 for a plot of land in Barton Regis bounded by Sussex Street and Kingsland Road where the parties are 1) William Keevil of St Philip and St Jacob, builder, and Henry Hunt of Bristol, cutler and 2) Jeremiah Gully of St Philip and St Jacob, labourer (BRO 27833/1). Keevil seems also to have been involved in building on land at nearby Union Road by 1824 (BRO 28593/2/a & 28593/2/b1).

- 4.17 By 1855 Keevil's development of the terraces of houses on Henry Street, Alfred Street, William Street and Edward Street had been completed, along with the surrounding streets of Princess Street, York Street, Chapel Lane and Folly Lane (Fig. 9). By the 1851 census Henry Street and Alfred Street were occupied by shopkeepers, coopers, shoe makers, labourers, coal carriers, boat builders, iron workers, cordwainers, cotton workers, potters, dressmakers, sugar refiners, engineers, railway workers and blacksmiths. Perhaps unsurprisingly, occupations in the railway industry predominate.
- 4.18 The withy beds and associated small watercourses to the north of the Dings on Ashmead's 1828 map (Fig. 7) appear to have largely survived despite the housing development, forming a natural northern boundary that resulted in a wedge-shaped development of houses on the north side of the railway path by 1847 (Fig. 8), although the tramway/railway path cut across the withy beds to the east.
- 4.19 The major change to the application site between 1855 (Fig. 9) and 1874 (Fig. 10) was the construction of the Kingsland Road bridge in the north-west corner to provide a crossing over the Midland Railway harbour branch line to the north of the application site. This led to the removal of the earlier properties on the western side of Kingsland Road first shown on Ashmead's 1828 map (Fig. 7). Around six or seven of these small properties may have fallen partly or wholly within the application site boundary.
- 4.20 There is no significant change discernible within the application site between the 1874 map and maps of the late 19th and early 20th centuries (Figs 11-14). The next major change within the application site occurs during WWII. Aerial photography, ordnance survey mapping and bomb maps indicate the site was affected by enemy action, with the loss of, or severe damage to, four properties fronting Kingsland Road, three on the corner between Henry Street and Sussex Street, one further property fronting Henry Street, and two properties fronting Alfred Street (Figs 15, 16, 17 & 18).
- 4.21 By 1963-4 Ordnance Survey mapping shows that all but one property between Henry Street and Alfred Street (the north-western most house on the corner with Princess Street) had been swept away, and a depot had been built on the Henry Street frontage (n.i.; map reproduced in Appendix 1 of JOMAS 2022). Between Henry Street and Kingsland Road a number of additional properties had been cleared, leaving only 17 houses remaining standing. By 1972 only three of these properties remained, Nos 54, 66 and 68 Kingsland Road, and the line of Henry Street had been almost completely

obliterated, the road by now forming part of the yard associated with the depot built to the east of it following a planning application by Premier Transport Limited for new warehousing, storage building and closure of Henry Street and part of Princess Street in 1969 (BCC Planning ref. 69/01288/P/U). The new warehouse unit was on Kingsland Road, but in a slightly different configuration to that which has since been built. A small additional building, since demolished, had been added to the north-east of the depot by now, on the corner of Alfred Street with Princess Street (Fig. 18). By 1977 only No. 66 survived, with a new building constructed behind it which had been removed by satellite images of 1999. The present depot in the north-western corner of the application site had also been constructed between 1972 and 1977, the southern part built first following a planning application of 1972 which has not been traced, and a northern extension (now used by Invisible Circus), added following a 1973 planning application (BCC Planning ref. 73/03072/U). No. 66 Kingsland Road was the last of the original residential properties to be removed, between OS maps of 1977 and 1985.

- 4.22 Site inspection showed that there are semi-basements under the eastern depot building used by Bristol Scrap Metal and as a recording Studio by Project 345. There is also a sunken inspection pit in the yard of Crown Scaffolding. There appeared to be no basements beneath Invisible Circus, whilst the Calor premises adjacent was not accessible. Most external yard areas and internal warehouse surfaces appeared to be of concrete.



Inspection pit in the yard of Crown Scaffolding, March 2023

Historic landscape character

Introduction

- 4.23 The above has set out the historic environment baseline for the application site environs, including historic map regression. This section examines development of the wider historic landscape character of the application site.

Evolution of the historic landscape

- 4.24 The application site is situated c. 600m to the north-east of the course of the tidal River Avon, the sinuous course of which flows from Bath in the east to the city centre to the west of the application site. The tidal mud flats associated with the river, formed between 11,800 years ago and the late 19th century, produced the broad expanse of flat, formerly seasonally flooded marsh (King's/St Philip's Marsh) to the south of the application site. This land was probably seasonally grazed in the medieval period, perhaps with some attempts at drainage at land division in that period. The application site itself appears to be on slightly higher ground fringed by this marshland to the south, with the medieval extra-mural settlement of Old Market rising to the north.
- 4.25 The site area was historically known as the Dings which, as discussed above, may imply 'manured land', or an area for dumping night-soil brought out from within the city limits, with the Old English derivation of the name suggesting this may have been the case from the early medieval or medieval period onwards.
- 4.26 Whilst the first certain reference to the Dings comes from 1735, Rocque's map of 1743 (Fig. 6) does not reference it, showing the site area as 'The Marsh Grounds'. By this date the land to the east of the lane known as Cook's Lane in 1828 (Fig. 7) was characterised by enclosed fields and clearly agricultural in nature, whilst that to the west had already witnessed the beginnings of the industrial age, with glass houses and limekilns along the riverside at Avon Street and extensive brick yards behind. To the west of Cook's Lane was 'The Brick Fields' and 'Brick Yard Pool', which implies the area was on alluvial clays being extracted for brickmaking in the nearby yards. To the north of these there appear to have been areas of market gardens to the west of the application site. To the north of The Marsh Grounds and market gardens the historic route structure of Old Market was already well established, with burgage plots extending back from the broad West Street. Rocque's and Ashmead's maps depict a rope walk to the north-east of The Marsh Grounds, extending south-eastwards from the back of burgage plots at the eastern end of West Street (Figs 7 & 8). A Jewish burial ground [21] was established in the mid-18th-century, and is first depicted

occupying the northern part of 'Brick Yard Pool' in 1828 (Fig. 8). Burials with known dates range from 1762 to 1944 (Stephenson & Willmott 2005, 54).

- 4.27 By 1800 in the southern part of the study area (King's Marsh) there was a mixed economy of agriculture and early industry including limekilns, brickfields, ropeworks, docks and canals, with leadworks, timber yards, vitriol works [120], potteries and gardens. Lime burning was perhaps one of the earliest industries, with brick manufacture likely to have commenced towards the end of the 17th century. The creation of the Floating Harbour between 1804-1809 was a key, transformative event for the historic landscape, creating an 'island' out of the southern part of St Philip's Marsh, accessible only by bridges across the Feeder, which became a separate, thriving and close-knit community based around the increasingly reclaimed and industrialised marshland south of the application site. The more easily accessible land on the north side of the Feeder, particularly along the east bank of the Avon, appears to have developed larger-scale industrial concerns somewhat earlier than the island, with Bristol Iron Works (St Vincent's) [125] and the Coal Gas Works [116] established by 1819, and the glass houses in the south-west of the study area identified as Cookson's Bottle Works and Phoenix Bottle Works (Fig. 7). In the west of the study area the Broad Plain Soap and Candle Works had been established as Fripp's Soap and Candle Works by 1783 ([185]; Fig. 4). Other industrial concerns in the site environs included malhouses [97] and white lead works [119].
- 4.28 Set against this background of rapid industrialisation, new housing was needed for all the workers, particularly for the gas works, iron works and vitriol works, and this provided the impetus for the development of an extensive area of housing close by at the Dings in the early 19th century, in the area immediately north of the gas works and Gas Lane (Fig. 7). Small courts and terraces of modest workers' cottages were predominantly built within the sub-oval area to the east of Cook's Lane and a new road, Kingsland Road, with an eastern arm of development evident on the 1828 map around what became known as Day's Road and Albion Place. There was a small school off Union Road by this date, but otherwise the area was predominantly very small cottages or terraced houses at this date set in relatively generous gardens with presumably still agricultural land in the surroundings. With agricultural fields to the east, withy beds to the north and orchards and fields to the north-west the Dings the area still retained a very strong sense of its historic rural setting on the best part of three sides in 1828, contrasting with the area of heavy industry to the south-west and brickfields and pools to the west.

- 4.29 The building of further houses within the remaining fields within the Dings continued into the middle of the 19th century, whilst the next major catalyst for significant change in the historic landscape was the arrival of the Great Western Railway (GWR), including the construction of Temple Meads station in the early 1840s (Fig. 8). The main Great Western Railway line from London to Bristol bisected the southern half of the study area, with the Bristol and Gloucester Railway carving its course through the eastern half. To the immediate north of the application site was an initially horse-drawn tramway to the coal fields at Coalpit Heath (soon to become the Midland Railway Harbour Branch), which cut through the northern half of the Dings and influenced the layout of new housing to its north. A further branch line to the north was also established at this time, leading to the Upper Railway Yard that later (before 1874) became the site of St Philip's Station. By 1847 the Avonside Iron Works and Lower Railway Yard had also been developed to the west of Cook's Lane, removing any trace of the former brick fields and pool.
- 4.30 Initially Stothert's, the Iron Works became known as the Avonside Engine Company, which built mainline locomotives in Avon Street from 1837 to 1905 when they moved to larger premises in Fishponds. By 1847 engine sheds [126] and sidings had been developed to the south-east of the application site, with further housing development within the Dings to the north and west of the Bristol and Gloucester railway continuing the extension of the residential area to the east of Kingsland Road. The land to the east of the rope walk remained predominantly agricultural at this date, albeit the landscape was now scarred by the railway lines and tramways crossing it. With the development of housing to the north of the application site came the building of the Kingsland Congregational Chapel [108] and another school behind it [171]. An infant's school was also built on the southern side of Sussex Street [174].
- 4.31 The northern section of Cook's Lane was renamed Barton Road, and the infilling of the fields within the eastern part of the Dings, including the streets within the application site, is evident on the 1855 map (Fig. 9), along with infill development to the north-west in the fields between the withy beds of the Dings and West Street, Old Market. Railway development continued, with the construction of the Kingsland Road bridge [112] diverting the course of the road to the west of the application site and new a footbridge crossing the branch line to the north [107] linking the two halves of the old Kingsland Road, the establishment of railway repair workshops to the south-east of the Dings [105]. The gas and railway works had also expanded to the south

and east of the Dings, with the addition of further gasometers a running shed, St Philip's Station and the Midland Railway Goods Depot and coal yard. The United Free Methodist Chapel was built in Gas Lane [121] by this time, and a Baptist mission hall [46] (initially St Philip's Mission Hall, renamed St Silas Mission Hall c.1900) with seats for 200 was built on Union Road, replacing two earlier cottages. Residential infill development continued apace in the north-east of the study area, transforming the formerly rural southern outskirts of Old Market along with the railway. St Emanuel Church had been built to the north-west of the Dings by this time [69]. The transformation of the study area from a predominantly agrarian landscape to one of large-scale industry and railway infrastructure surrounding densely-packed streets of terraced workers houses was largely complete by the middle of the 1880s (i.e. Fig. 12). By 1903 the Shaftesbury Crusade Christian Mission/Shaftesbury Hall/House [47-48] had been built, and the Sussex Street infants school had been rebuilt (Figs 3 & 13). The Shaftesbury Crusade Christian Mission encouraged sporting and other wholesome activities to try and lure the areas poor away from the many public houses and, in 1897, H. W. Rudge founded the famous Dings Crusaders rugby football club.

- 4.32 The pattern of small, densely-packed workers cottages located close to the railway yards and heavy industries continued well into the middle of the 20th century, although an area of terraced housing between Gas Lane and the railway line to the north was cleared of housing by 1918 (Fig. 14). During WWI by-products from the gas works were used to make explosives for bombs, shells and grenades and the Broad Plain soapworks produced dynamite glycerin, also for explosives. A large section of the early 19th-century housing opposite the application site was subject of slum clearance in 1929, and subsequently redeveloped with 60 two-storey council houses by 1933 as part of the scheme that included the construction of the St Anne's Park Estate (information from Know Your Place inter-war housing layer). Following the initial slum clearance, some of the families from the Dings were relocated to the St Anne's Park Estate before the new houses were built. The Prince of Wales (later to become King Edward VIII, albeit very briefly) visited the Dings in 1934, stopping for tea with the occupants of No. 7 Dings Walk (Stephenson & Willmott 2005, 56).



Samuel Loxton sketch taken outside No. 46 Kingsland Road in c. 1910, shows the footbridge [107] over the Midland Railway Branch Line at the end of the road, with the Kingsland Road Bridge [112] just appearing on the left. On the right-hand corner next to the footbridge is the Glass House Tavern. The now dead-end road and the shed on the left in the angle of the bridge abutment, the steps leading to the footbridge, and houses and pub on the right were all within the north-western corner of the application site.



The blue arrow shows the location and direction of the sketch above

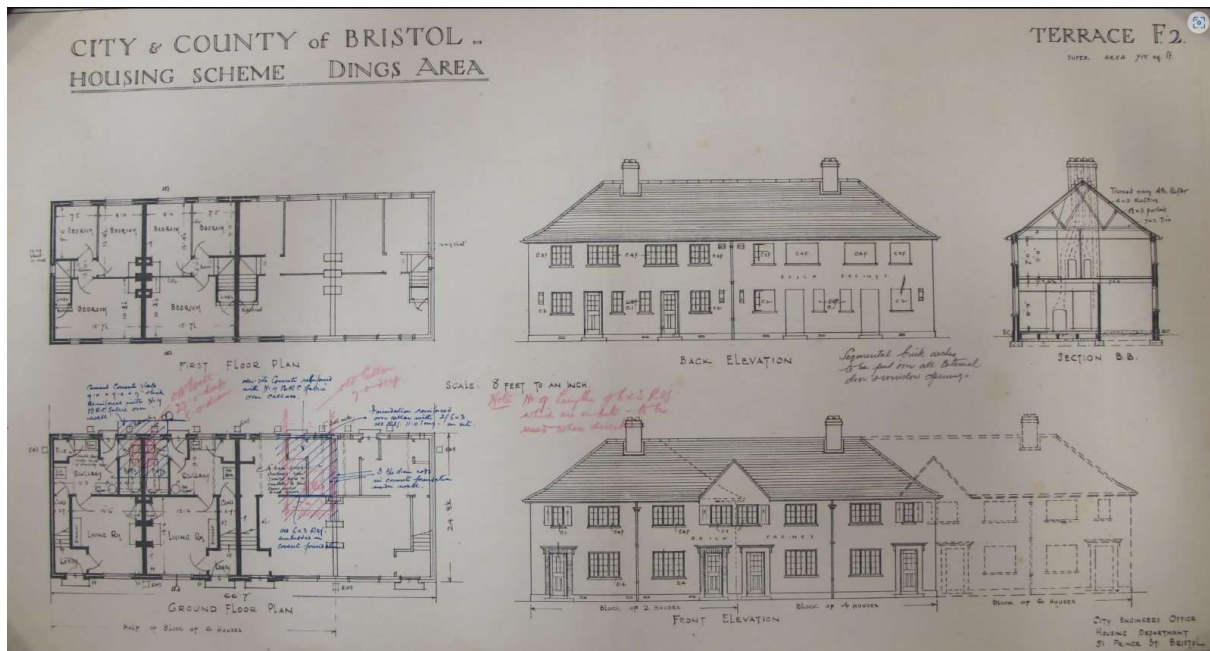


The site, seen from the air, taken between c.1920-28, Kingsland Road Bridge bottom left, Sussex Street cutting diagonally from near bottom centre to top right (BRO 44819/3/65)

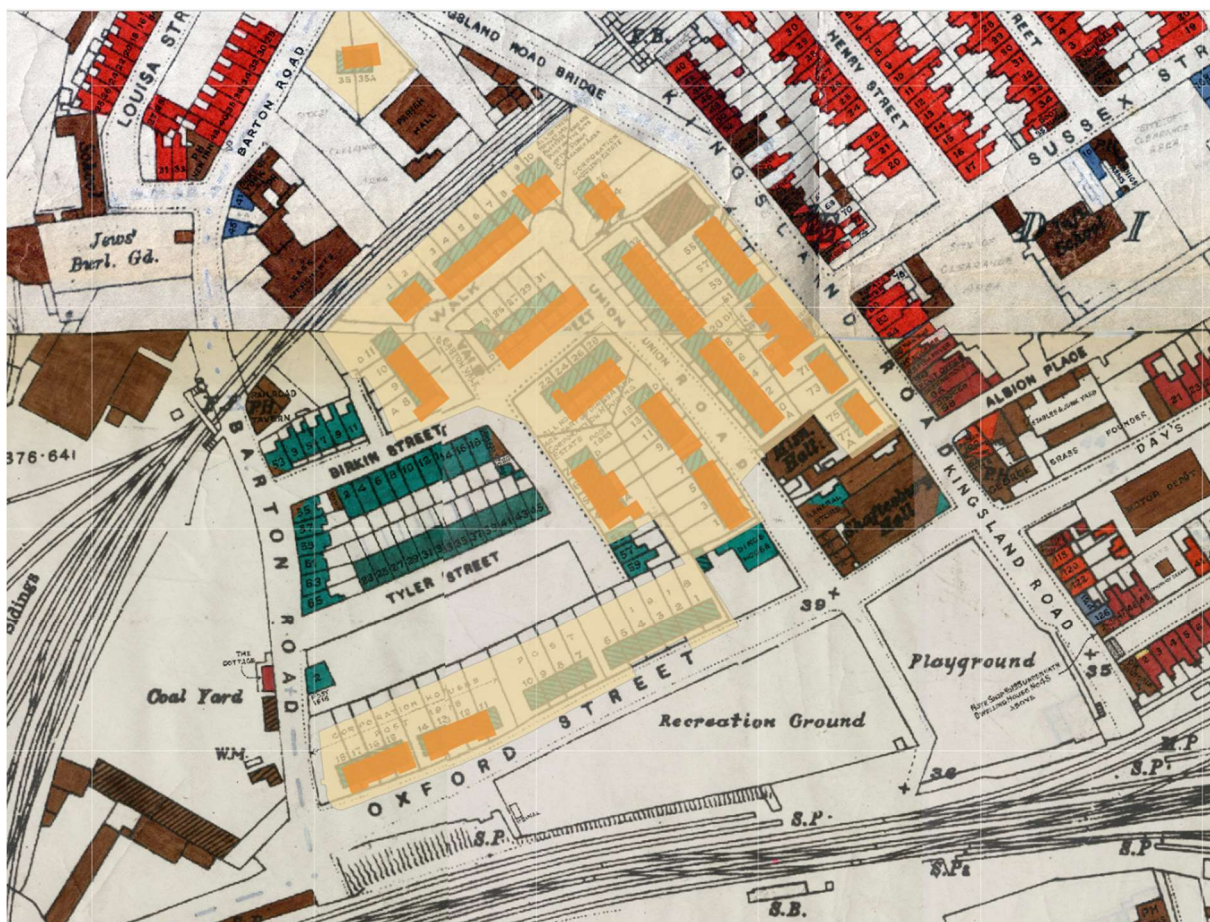
4.33 During the council's re-development of the Dings, most of the historic route structure was retained, including Union Road, Barton Vale, Oxford Street and estate roads leading off of these. However, Birkin Street was slightly re-aligned and Dings Walk was a new addition. The mainly three-bedroomed Type F2 terraced houses constructed were a later variant of those designed by the City Architect, and were unique to the Dings (*ibid.*). Some of the most common Type B2 terraced houses were also added in Oxford Street. Three unlisted buildings of merit identified in the Old Market Neighbourhood Development Plan and known as Shaftesbury Chapel [46] (the former Baptist chapel, Shaftesbury House [47] and Shaftesbury Crusade [48], were retained in the council development, along with a building called 'Dings' at the junction of Union Street with Oxford Street which has since been removed. The electric transformer station [111] on Kingsland Road was also seemingly built for the council development, or retained (Fig. 4). This building appears to have been constructed between the 1918 map and c. 1928-33, but does not appear in the aerial photograph above, suggesting it was built after 1928.



Plans for the redevelopment of the early 19th-century houses at the Dings with council housing c. 1928-33 (source: Know Your Place)



Floor plans and elevations for the three-bedroom Type F2 council houses designed by the City Architect and unique to the Dings (source: Know Your Place)



The extent of inter-war council housing at the Dings, from the inter-war housing layer, Know Your Place, shown against the 1950s Town Plan.

4.34 In the mid-20th century the gas works expanded further with two new gasometers added to the east of the Dings, whilst the loss of housing stock and industrial buildings due to enemy action during WWII began to shape the future of the area, particularly in the eastern and northern areas of the Dings, east of Kingsland Road. Many of the tight rows of terraced houses south of Sussex Street, between York Street and Princess Street, and south of Oxford Street, had been cleared by 1950 and these were mostly beginning to be replaced with industrial depots. The small area south of Oxford Street became a recreation ground. By the mid-1960s the transition to light industrial/commercial premises was happening to the north of Sussex Street also. By 1972 factories, warehouses and depots were extensive across the area east of Kingsland Road, with only pockets of surviving terraced houses on Kingsland Road, William Street, Edward Street and Days Road and a pub, The Bunch of Grapes, remaining on the corner of Alfred Street with Sussex Street. To the north, St Philip's Station had closed and the railway lines north of Barton Manor had been removed, to be replaced by the depots and warehouses of Kingsland Trading Estate in the late 1970s and early 1980s. However, just as the earlier 19th-century residential development at the Dings had sat alongside heavy industry and the rail yards, so the 1930s council houses remained alongside the newly developed 1970s and 1980s trading estates east of Kingsland Road which characterise the area now.

5. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

Archaeological heritage assets and their level of significance

- 5.1 The NPPF defines significance as being *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*. One of the key lessons from this is that, in assessing value, we need to consider the future along with the present and try to determine what will be regarded as being of value in the future.
- 5.2 The value of heritage assets can be expressed with regard to the component elements of heritage significance defined within Historic England's 'Conservation Principles' (EH 2008), namely:
- **Evidential value**, which derives from the potential of a place to yield evidence about past human activity;
 - **Historical value**, which derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
 - **Aesthetic value**, which derives from the ways in which people draw sensory and intellectual stimulation from a place; and
 - **Communal value**, which derives from the meanings of a place for the people who relate to it or for whom it figures in their collective experience and memory. These values are closely associated within historical and aesthetic values, but tend to have additional and specific aspects.
- 5.3 National Planning Policy Framework (NPPF 2023) defines a similar set of values, but with slightly different terminology: **architectural; archaeological; artistic; and historic**. These terms are used where appropriate throughout below to define heritage values.
- 5.4 The contributions made to the overall heritage significance of each archaeological asset by its setting has been assessed using the five-step approach advocated in Historic England's guidance note GPA3, which is further explained at Appendix 2. However, at Step 1 of the assessment it was identified through topographical study,

walkover survey and viewshed analysis using Google Earth Pro (see below) that there are no archaeological heritage assets whose settings will be affected by the proposed development. Effects of the development upon built heritage assets including conservation areas, listed buildings and locally listed buildings are assessed separately in a report prepared by The Townscape Consultancy (December 2023).



Google Earth Viewshed with maximum development height of 30m, Scheduled Monuments in red on the left side of the image include the recently (August 2023) extended scheduled area of Bristol Castle

Archaeological potential and significance

Introduction

- 5.5 In all cases below, buried archaeological remains can be categorised as primarily having **evidential** heritage value in terms of Conservation Principles (HE 2008), or **archaeological** value under NPPF 2023 terminology. **Architectural** or **aesthetic**, **historical** and **communal** values will naturally be limited by the truncated nature of archaeological remains.

Potential archaeological remains within the application site

- 5.6 The potential archaeological deposits which may survive within the application site include remains of medieval agricultural activity and waste dumping, which would most likely be in the form of infilled ditches and pits, along with remains of the early-19th-century housing on Kingsland Road which existed in the north-west corner of the

site, prior to the construction of Kingsland Road Bridge, which would likely be in the form of wall foundations, floor surfaces and cellars. The footbridge abutment and foundations for the steps leading on to the footbridge over the railway line [107] may also fall within the extent of the application site. Foundations and cellars belonging to William Keevil's mid-19th-century housing development on Kingsland Road, Henry Street, Sussex Street, Princess Street and Alfred Street may also survive. Although there is evidence in the wider area for brickmaking, coal mining and quarrying there is presently no evidence to support the presence of such activity within the application site. Neither is there currently any evidence for human activity in the site environs pre-dating the medieval period.

The significance of the potential archaeological remains

- 5.7 The potential archaeological remains that fall within the application site, should they be found to be present, may have a degree of significance meriting consideration in planning decisions, due to their heritage interest at a primarily local level. This would be in the potential for understanding the origins and development of early settlement and agricultural activity at the Dings, and the study of the poorer classes of housing in Bristol in the early 19th century. The latter has been the subject of recent archaeological study following excavations associated with the Cabot Circus development in 2005-8, where small areas of housing built in amongst industrial premises were investigated around the Meadow Street, East Street, Hill Street and Dale Street area. Most of these were of cheap construction and Georgian in style. They had brick facades, cellars, and no front gardens (Ridgeway and Watts 2013, 405). In relative terms, the likely archaeological remains that may fall within the application site may be assessed as of **low** heritage significance due to their importance at a local level.

6. ASSESSMENT OF POTENTIAL IMPACTS

Past development impacts (Fig. 18)

- 6.1 WWII bomb damage, subsequent site clearance, and construction of the present light industrial buildings, with associated services and hard surfacing, is likely to have compromised the survival quality of any buried archaeological remains to an unknown but probably extensive degree. The extent of post-war bomb site clearance and post-war buildings, both present and demolished, is shown overlain on the Know Your Place 1947-65 Ordnance Survey layer at Figure 18. This figure serves to convey the extent to which any pre-19th-century archaeological remains will have been truncated by ground-breaking activity associated both with Keevil's housing development and with subsequent site clearance and later 20th-century buildings. During the site visit, a deep inspection pit was observed in the yard of Crown Scaffolding, and semi-basement areas were noted beneath the eastern depot building occupied by Bristol Scrap Metal and Project 345. Excavations to form these semi-basements will have almost certainly removed or severely truncated archaeological remains in these areas of the site.

Potential development impacts

- 6.2 The presence/absence, extent and survival quality of the identified potential buried archaeological remains, and other as yet unidentified archaeological remains, is presently unknown. As a result, the archaeological impact of the proposed development cannot be fully established at this stage. However, groundworks relating to the development are likely to further reduce the survival of any remaining below-ground remains, adding to previous impacts resulting from bomb damage, post-war clearance and construction of the present buildings, structures and services. Given the relatively low, local importance of the potential archaeological remains, it is considered that any adverse effects resulting from the proposed development could be suitably mitigated with the implementation of an appropriate archaeological recording programme, the scope of which would need to be agreed with the Principal Historic Environment Officer.
- 6.3 There are no archaeological heritage assets in the wider site environs whose settings are deemed capable of receiving impacts.

7. CONCLUSIONS

7.1 This Archaeological Assessment has considered the significance of archaeological heritage assets and their settings within the application site's historic environment which may be potential receptors of either direct or indirect impact from the proposed development, and has assessed the likely archaeological impact of the development proposals when implemented as far as can be established from a non-intrusive assessment. There are no effects upon the settings of any archaeological heritage assets within the site environs. The likely effect upon potential buried archaeological heritage assets of a local, relatively low, significance is provisionally considered likely to be adverse due to the probable loss of such remains through development groundworks. This effect could be mitigated with an appropriate programme of archaeological recording, the scope of which would need to be agreed with the local authority. This approach would be compliant with local policy DM31 and NPPF 2023 Paragraph 205, the latter of which requires:

'developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'

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BKYP	1847 St Philip's tithe map
BKYP	Ashmead's plan of 1855
BKYP	Ashmead's plan of 1874
BKYP	Town Plan of 1885
BKYP	2nd Edition Ordnance Survey 1903
BKYP	Ordnance Survey 25 inch map 1918
BKYP	Ordnance Survey map layer for 1949
BKYP	Ordnance Survey map layer 1947-65

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BRO 28593/2/a Lease for 990 years, 1824 Mar 1 Union Road, near the Dings

- BRO 28593/2/b1 Lease for 989 years, 1824 Jun 9 Union Road, near the Dings
- BRO 33779/8 [SE] Plan of bombs dropped, ranging from 50 kilos to 1,000 kilos, with fractures to gas, electricity, water and sewer mains, during 1939 - 1945 War, 31 May 1960
- BRO 27833/1 Early title deeds of properties in Kingsland Road, St Philips: Lease and release (release missing), 1) William Keevil of St Philip and Jacob, builder, and Henry Hunt of Bristol, cutler; 2) Jeremiah Gully of St Philip and Jacob, labourer, 1831 Sep 1/2 Plot of land in Barton Regis, bounded by Sussex Street and Kingsland Road
- BRO P.St JB/D/2/102 Grant of two houses and eight shops outside Newgate; a tenement called Wildesplace in the king's barton [Barton Regis] near Bristol; two tenements outside Laffordesyate [modern Lawford's Gate], lying between the house of John Fulbroke and land recently John Gayton's; 20 acres of arable land within the barton called Turtillys dyng; a meadow in the barton adjoining Gaunt's mede; an acre of meadow in the King's marsh, near the Marsh gate, rendering all the services to the lord of the fee, 10 Sep. 1415. John Sutton, son of Thomas Sutton, late burgess to William Scragge and Robert Parys, clerks. Witnesses: John Droys, mayor; Robert Russell, sheriff; John Draper and John Milton, bailiffs; [others]. [In Latin].
- BRO 5755/1 Lease for a year, 21 Oct 1735) John Woolwin of St Philip & Jacob to 2) James Humberston of New Inn, Middlesex Property: house in West Street, St Philip & Jacob, including malthouse and land, and land in the Dings and the Great Marsh by a place commonly called Redclift. Consideration: One peppercorn.

Other websites consulted

APEX <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

FindMyPast <https://www.findmypast.co.uk/>

Know Your Place (Bristol) <https://maps.bristol.gov.uk/kyp/?edition=>

APPENDIX 1: GAZETTEER OF SITES REFERENCED IN THE TEXT

DESIGNATED HERITAGE ASSETS							
BBH ID	Ref. BCC/NHLE	Status	Name	Created	Amended	Easting	Northing
1	5204	Conservation Area	Old Market	21/03/1979	31/03/2008	359849	173251
2	0	Conservation Area	Silverthorne Lane	30/03/2021	none	360308	172475
3	5223	Conservation Area	Redcliffe	03/11/1976	31/03/2008	359104	172582
4	5194	Conservation Area	City and Queen Square	03/08/1972	14/01/2009	358824	172932
5	1202399	Grade II* listed building	HOLY TRINITY ALMSHOUSES AND ATTACHED WALLS AND RAILINGS TO JACOB STREET	07/08/72	30/12/94	359786	173162
6	1207565	Grade II* listed building	KINGSLEY HALL	08/01/59		359708	173137
7	1282118	Grade II* listed building	ST VINCENT'S WORKS AND ATTACHED FRONT AREA RAILINGS	04/03/77	30/12/94	360270	172536
8	1025259	Grade II listed building	GARDINER'S WAREHOUSE	01/11/66	30/12/94	359696	173007
9	1187245	Grade II listed building	OLD CASTLE GREEN PUBLIC HOUSE	04/03/77	30/12/94	359897	173283
10	1187344	Grade II listed building	FORMER GARDINERS OFFICES	04/03/77	30/12/94	359685	172877
11	1201975	Grade II listed building	WAREHOUSE, FORMER PREMISES OF MARBLE MOSIAC COMPANY	30/12/94		360045	172422
12	1202392	Grade II listed building	FORMER HARDWARE WAREHOUSE	04/03/77	30/12/94	359671	172881
13	1202396	Grade II listed building	50 AND 51, OLD MARKET STREET	07/08/72		359760	173169
14	1202397	Grade II listed building	MASONS ARMS PUBLIC HOUSE	07/08/72		359742	173163
15	1202565	Grade II listed building	ST VINCENT'S WORKS FACTORY	04/03/77		360303	172540
16	1202566	Grade II listed building	ST VINCENT'S WORKS, GATEWAY AND ATTACHED WALL TO SOUTH WEST	04/03/77	30/12/94	360247	172517

17	1202567	Grade II listed building	WAREHOUSE, PREMISES OF CLARKS WOOD COMPANY	30/12/94		360531	172590
18	1202607	Grade II listed building	GARDINER'S WAREHOUSE, FORMER SOAP WORKS	01/11/66	30/12/94	359694	172901
19	1202680	Grade II listed building	22, WEST STREET	04/03/77		359876	173223
20	1202681	Grade II listed building	76, WEST STREET	04/03/77	30/12/94	360000	173296
21	1203679	Grade II listed building	WALLS SURROUNDING JEWS' BURIAL GROUND	04/03/77		359936	172857
22	1207530	Grade II listed building	48, OLD MARKET STREET	07/08/72	30/12/94	359775	173225
23	1207557	Grade II listed building	52, OLD MARKET STREET	07/08/72		359749	173163
24	1218195	Grade II listed building	PIERS, PERIMETER WALLS AND RAILINGS TO HOLY TRINITY CHURCH	04/03/77	30/12/94	360048	173378
25	1219436	Grade II listed building	The Former Palace Hotel	04/03/77	40737	359804	173234
26	1219448	Grade II listed building	12 AND 14, WEST STREET	04/03/77		359847	173217
27	1219469	Grade II listed building	28 AND 30, WEST STREET	04/03/77		359887	173235
28	1219480	Grade II listed building	74, WEST STREET	04/03/77	34698	360000	173295
29	1279549	Grade II listed building	GASWORKS PERIMETER WALL	04/03/77	34698	360216	172498
30	1279689	Grade II listed building	55 AND 56, OLD MARKET STREET	07/08/72		359731	173160
31	1282056	Grade II listed building	8A, WEST STREET	04/03/77	30/12/94	359833	173211
32	1282057	Grade II listed building	72, WEST STREET	04/03/77	30/12/94	359997	173292
33	1282119	Grade II listed building	St Vincent's Works north gateway and attached walls	04/03/77	30/12/94	360369	172550
34	1366064	Grade II listed building	ENTRANCE GATES, WALL AND DRINKING FOUNTAIN TO HOLY TRINITY ALMSHOUSES	04/03/77		359778	173196
LOCAL LIST ASSETS							
BBH ID	Local List ID	Status	Name	Created	Amended	Easting	Northing
35	34	Unlisted Building of Merit	No.23-25 West Street, Old Market	24/09/15			

36	35	Unlisted Building of Merit	No.13-15 West Street, Old Market	24/09/15			
37	36	Unlisted Building of Merit	No.57 West Street, Old Market	24/09/15			
38	220	Unlisted Building of Merit	No.64 West Street, Old Market	24/09/15			
39	396	Unlisted Building of Merit	No.46 West Street				
40	395	Unlisted Building of Merit	No.16 West Street				
41	397	Unlisted Building of Merit	Nos.82-84 West Street				
42	398	Unlisted Building of Merit	No.39 Midland Road				
43	401	Unlisted Building of Merit	No.1 a-c Trinity Mews, Redcross Lane				
44	407	Unlisted Building of Merit	The Refinery, Jacob Street				
45	408	Unlisted Building of Merit	Hannah More School, Kingsley Road				
46	409	Unlisted Building of Merit	Shaftesbury Chapel, Union Road				
47	410	Unlisted Building of Merit	Shaftesbury House, Oxford Street				
48	411	Unlisted Building of Merit	Shaftesbury Crusade, Kingsland Road				
49	413	Unlisted Building of Merit	Swift and Company Warehouse, Braggs Lane				
50		Locally listed	Barton Hill Engine Sheds	01/08/20			
51	503	Locally listed	Distribution Centre, Barrow Road	01/02/19			
52		Locally listed	Kingsland House	01/08/20			
53		Locally listed	Bristol Gas light Works Retort House & Coal Store	01/08/20			
NON-DESIGNATED HERITAGE ASSETS							
BBH ID	HER NO.	Status	Name	Type	Period	Easting	Northing
54	1006M	HER monument	The Globe Inn	Inn	PM2	359837	173210
55	1027M	HER monument	Avonside Ironworks	Iron works	PM2	359870	172821
56	1130M	HER monument	Jewish burial ground, Barton Road	Jewish cemetery	PM2	359935	172844

57	1183M	HER monument	Ebenezer Chapel, Orchard Street	Chapel	PM2	359905	173004
58	1184M	HER monument	Unity Chapel, Midland Road	Chapel	PM2	359846	173094
59	1237M	HER monument	28, West Street	House	PM1	359887	173232
60	1264M	HER monument	Williams Burial Ground, West Street	Inhumation cemetery	PM2	360022	173249
61	1265M	HER monument	Francis Burial Ground, Waterloo Road	Inhumation cemetery	PM2	359924	173204
62	1266M	HER monument	West Street Turnpike Gate	Toll gate	PM2	360049	173348
63	1267M	HER monument	Brass Foundry, West Street	Brass foundry	PM2	359934	173188
64	1270M	HER monument	Holy Trinity Church, Trinity Road	Church	PM2	360077	173387
65	1272M	HER monument	School, Trinity Road	School	PM2	360003	173371
66	1273M	HER monument	St. Philip's Station	Railway station	PM2	359917	173124
67	1274M	HER monument	Railway turntable, St. Philip's Station	Railway turntable	PM2	359986	173159
68	1275M	HER monument	Midland Railway Goods Depot	Goods yard	PM2	360005	173081
69	1276M	HER monument	Emmanuel Church, Clarke Street	Church	PM2	360001	172963
70	1277M	HER monument	St. Philip's Mills, Stephen Street	Flax mill	PM2	359784	172936
71	1278M	HER monument	Hannah More Infants School, New Kingsley Road	School	PM2	359852	172920
72	1279M	HER monument	Iron Works, Horton Street	Iron works	PM2	359812	172997
73	1280M	HER monument	Zoar Chapel, Unity Street	Chapel	PM2	359769	173036
74	1318M	HER monument	Naish & Sons Slaughterhouse, Brags Lane	Abattoir	PM2	359989	173334
75	1326M	HER monument	Cattle Sale Yard, West Street	Livestock market	PM2	359940	173207
76	1327M	HER monument	Hide Market, West Street	Leather market	PM2	359921	173228
77	1372M	HER monument	Midland Inn, Midland Road	Public house	PM2	359865	173074
78	1374M	HER monument	Crown and Anchor public house, New Kingsley Road	Public house	PM2	359775	172828
79	1385M	HER monument	Malthouse, Old Bread Street	Malt house	PM2	359660	172878
80	1387M	HER monument	School, Old Bread Street	School	PM2	359666	172845
81	1428M	HER monument	Signal Box, Avon Street	Signal box	PM2	359890	172601
82	1429M	HER monument	Panther Works, Avon Street	Lead works	PM2	359958	172558
83	1430M	HER monument	Waterloo House, Waterloo Road	House	PM2	359972	173154
84	1431M	HER monument	House on the north side of Waterloo Road	House	PM2	360060	173240
85	1432M	HER monument	Garden on the north side of Waterloo Road	Garden	PM1	360010	173237
86	1433M	HER monument	J. W. Bobbett & Sons Corn & Flour Warehouses, Waterloo Road	Warehouse	PM2	360027	173256

87	1434M	HER monument	Henry Naish & Sons Ltd. Bacon Curers, Waterloo Road	Food processing plant	PM2	360025	173243
88	1435M	HER monument	House on the south side of Waterloo Road	House	PM2	360045	173208
89	1436M	HER monument	Newtown Free Methodist Chapel, Trinity Place	Methodist chapel	PM2	360128	173308
90	1441M	HER monument	12, West Street	House	PM1	359844	173214
91	1447M	HER monument	43, West Street	House	PM1	359920	173280
92	1448M	HER monument	22, West Street	House	PM1	359872	173227
93	1473M	HER monument	Mission Chapel, No.51a West Street	Mission church	PM2	359928	173302
94	1531M	HER monument	Chapel, West Street, Old Market	Chapel	PM2	359963	173310
95	1537M	HER monument	Platform at Lawford's Gate	Hornwork	PM1	359920	173292
96	1702M	HER monument	90, West Street, Old Market	House	PM1	360029	173320
97	1708M	HER monument	Malthouse, Anvil Street	Malt house	PM2	359791	172778
98	1709M	HER monument	Dock, Lower Midland Yard, Avon Street	Dock	PM2	359867	172637
99	1710M	HER monument	Crane, Lower Midland Yard, Avon Street	Crane	PM2	359868	172625
100	1711M	HER monument	Congregational Chapel, Anvil Street	Congregational chapel	PM2	359816	172790
101	1713M	HER monument	School, Louisa Street, The Dings	School	PM2	359928	172869
102	1714M	HER monument	Barley Mow Public House, Barton Road	Public house	PM2	359977	172867
103	1715M	HER monument	Smithy, Barton Vale, The Dings	Blacksmiths workshop	PM2	359985	172873
104	2113M	HER monument	Forgeman's Arms, Barrow Road	Public house	PM2	360565	173067
105	2128M	HER monument	Railway repair workshops	Goods shed	PM2	360480	172860
106	2134M	HER monument	Gas works, Day's Road	Pillbox	Mod	360382	172954
107	2136M	HER monument	Railway crossing and abutment	Footbridge	PM2	360077	172906
108	2137M	HER monument	Congregational Chapel, Kingsland Road	Chapel	PM2	360077	172939
109	2138M	HER monument	The George public house	Public house	PM2	360190	172780
110	2139M	HER monument	Road bridge under the railway	Railway bridge	PM2	360234	172689
111	2140M	HER monument	Electric transformer station	Electricity sub station	Mod	360100	172860
112	2141M	HER monument	Kingsland Road Bridge	Road bridge	PM2	360063	172896
113	2147M	HER monument	Terrace at Tyler Street	Terrace	PM2	360050	172760
114	216M	HER monument	The Lamb Inn, St. Philips	Inn	PM1	359839	173239
115	2205M	HER monument	Pill Box	Pillbox	Mod	360300	172900
116	2301M	HER monument	Gas works, Avon Street, St. Philip's Marsh	Gas holder	PM2	360093	172524
117	2302M	HER monument	Marsh Works, St. Philip's Marsh	Soap factory	PM2	360248	172458

118	2512M	HER monument	Cemetery at Church Street, St. Philips	Cemetery	PM2	360154	173288
119	2698M	HER monument	Whitelead Works, Avon Street	Lead works	PM2	360012	172595
120	2699M	HER monument	Vitriol Works on the eastern side of Avon Street	Acid works	PM2	360042	172572
121	2700M	HER monument	United Free Methodist Chapel, Gas Lane, St Philips	Methodist chapel	PM2	360148	172595
122	2701M	HER monument	Signal Box, St. Philips	Signal box	PM2	360130	172665
123	2702M	HER monument	School at Freestone Road, St Philips	School	PM2	360207	172626
124	2703M	HER monument	St. Vincent's Iron Works, Silverthorne Lane	Iron works	PM2	360330	172500
125	2704M	HER monument	Malthouse on the south side of Silverthorne Lane	Malt house	PM2	360395	172524
126	2705M	HER monument	Engine Shed, St. Philip's Marsh	Engine shed	PM2	360420	172780
127	2706M	HER monument	Cattle Pens, St. Philips	Cattle docks	PM2	360550	172750
128	2708M	HER monument	Bristol Vitriol Works, Avon Street	Acid works	PM2	360015	172478
129	3166M	HER monument	Hebron Chapel, Barrow Road	Primitive Methodist chapel	PM2	360549	173095
130	3281M	HER monument	Barton Place	Terrace	PM2	360014	172899
131	477M	HER monument	Barstaple's Almshouse or Trinity Hospital	Almshouse	Med	359780	173175
132	479M	HER monument	Phoenix Bottle Works (west cone)	Glass furnace	PM2	359669	172778
133	480M	HER monument	Phoenix Bottle Works (east cone)	Glass furnace	PM2	359708	172755
134	481M	HER monument	Cooksons Bottle Works	Glass furnace	PM2	359775	172716
135	485M	HER monument	36, West Street	House	PM1	359905	173244
136	486M	HER monument	40-42, West Street	House	PM1	359917	173248
137	487M	HER monument	44, West Street	Houses	PM1	359925	173251
138	488M	HER monument	The Black Horse, West Street	Public house	PM1	359935	173256
139	5150M	HER monument	Malthouse, Old Market Street	Malt house	PM2	359734	173153
140	5152M	HER monument	Drinking Fountain, Old Market Street	Drinking Fountain	PM2	359800	173203
141	5167M	HER monument	Warehouse on Gloucester Lane	Warehouse	PM2	359891	173309
142	5169M	HER monument	Bank on West Street	Bank	PM2	359909	173268
143	5170M	HER monument	Storehouse on West Street	Storehouse	PM2	359854	173218
144	5171M	HER monument	Storehouse off West Street	Storehouse	PM2	359906	173205
145	5172M	HER monument	Public House on Waterloo Road	Public House	PM2	360016	173204
146	5174M	HER monument	Warehouse off West Street	Warehouse	PM2	360028	173274
147	5175M	HER monument	Public House on West Street	Public House	PM2	360015	173309
148	5176M	HER monument	Storehouse off West Street	Storehouse	PM2	360042	173288

149	5177M	HER monument	Free Library Braggs Lane	Free Library	PM2	360019	173356
150	5178M	HER monument	Drinking Fountain on New Road	Drinking Fountain	PM2	360031	173379
151	5182M	HER monument	Storehouse on Clarence Road	Storehouse	PM2	360087	173346
152	5183M	HER monument	Storehouse off Trinity Place	Storehouse	PM2	360113	173330
153	5184M	HER monument	Storehouse off Trinity Place	Storehouse	PM2	360108	173317
154	5185M	HER monument	Public House on Trinity Place	Public House	PM2	360096	173308
155	5186M	HER monument	Sunday School on Trinity Place	Sunday School	PM2	360134	173318
156	5187M	HER monument	Public House on Trinity Street	Public House	PM2	360138	173252
157	5189M	HER monument	Ropewalk at Catherine Street	Ropewalk	PM2	360275	173306
158	5190M	HER monument	Malthouse behind Catherine Street	Malt house	PM2	360254	173360
159	5191M	HER monument	Public House on Clarence Road	Public House	PM2	360226	173387
160	5197M	HER monument	Signal Box by Barrow Lane	Signal Box	PM2	360425	173209
161	5234M	HER monument	Public House on George Street	Public House	PM2	359769	173011
162	5247M	HER monument	Atlas Works, Old Bread Street	Workshop	PM2	359704	172827
163	5249M	HER monument	Malthouse, Unity Street	Malt house	PM2	359708	172999
164	5250M	HER monument	Public House on Unity Street	Public House	PM2	359696	173021
165	5251M	HER monument	Malthouse on Jacob Street	Malthouse	PM2	359727	173105
166	5252M	HER monument	Public House on Unity Street	Public House	PM2	359775	173070
167	5253M	HER monument	Fountain near Jacob Street	Fountain	PM2	359771	173098
168	5254M	HER monument	Public House on Midland Road	Public House	PM2	359868	173119
169	5255M	HER monument	Booking Office Waterloo Road	Booking office	PM2	359900	173115
170	5256M	HER monument	Sunday School on Midland Road	Sunday School	PM2	359854	173074
171	5257M	HER monument	School on Chapel Street	School	PM2	360093	172946
172	5258M	HER monument	Sunday School off Union Road	Sunday School	PM2	360104	172834
173	5259M	HER monument	Public House on Kingsland Road	Public House	PM2	360124	172841
174	5260M	HER monument	Infants School on Sussex Street	School	PM2	360196	172855
175	5261M	HER monument	Mission Hall on Cumberland Street	Mission hall	PM2	360308	172845
176	5262M	HER monument	Brewery, Sussex Street	Public House	PM2	360315	172917
177	5268M	HER monument	Cattle Pens off Princess Street	Cattle Pens	PM2	360361	173079
178	5270M	HER monument	Public House, Folly Lane	Public House	PM2	360360	172867
179	5271M	HER monument	Pump by the Railway, Day's Road	Pump	PM2	360383	172823
180	5272M	HER monument	Engine Shed	Engine Shed	PM2	360444	173022
181	5273M	HER monument	Congregational Chapel Barton Hill	Chapel	PM2	360525	172883

182	5274M	HER monument	Sunday School Barton Hill	Sunday School	PM2	360520	172881
183	569M	HER monument	52, Old Market Street	House	PM1	359743	173174
184	570M	HER monument	Mason's Arms Public House, No.53, Old Market Street	House	PM1	359737	173170
185	603M	HER monument	Broad Plain Soap and Candle Works	Soap factory	PM2	359683	172918
186	655M	HER monument	34, West Street	House	PM1	359904	173242
187	687M	HER monument	Baber's Tower	Tower	PM1	359813	173132
188	914M	HER monument	21, West Street	Houses	PM1	359854	173245
189	915M	HER monument	23, West Street	House	PM1	359860	173247
190	929M	HER monument	Lawford's Gate	Town gate	Med	359780	173209
191	936M	HER monument	The Great Ditch of the Town of Bristol	Town defences (ditch)	Med	359798	173213
192	976M	HER monument	Limekiln near Cuckolds Pill	Lime kiln	PM2	359890	172620
193	977M	HER monument	The Sty	Pigsty	PM2	359915	172675
194	978M	HER monument	The Brick Yard	Brickyard	PM2	359677	172852
195	979M	HER monument	Brick Yard Pool	Clay pit	PM2	359960	172760
HER EVENT RECORDS							
BBH ID	HER NO.	Event Type	Description	Organisation	Date	Easting	Northing
196	6	SFR	In 1972 very large quantities of early nineteenth-century pottery were recovered by David Dawson from the material which had been used to raise the ground level of the railway yards in Midland Road (Fowler 1973, 62).	Department of Archaeology, City of Bristol Museums and Art Gallery	1972	359900	173000
197	297	Field observation	Observations were made on the site bounded by Jacob Street, Unity Street and Midland Road by John Bryant of Department of Archaeology, City of Bristol Museums and Art Gallery on 2nd and 7th July 1982.	Department of Archaeology, City of Bristol Museums and Art Gallery	1982	359820	173125
198	306	Field observation	In April 1984 Photographs were taken by Ian Beckey for the Development Observation Group during development of the site of the former St.Philip's Station, Midland Road. Brick cellars were noted. No other records were made.	Development Observation Group	1984	359900	173100
199	343	Archaeological excavation	In 1988-1989 an archaeological excavation was directed by Bruce Williams of the Field Archaeology Section, City of Bristol Museum and Art Gallery on the site of the Powell and Ricketts glass works on the southern side of Avon Street.	Field Archaeology Section, City of Bristol Museums and Art Gallery	1988	359710	172760
200	378	Field observation	At a location recorded only as "West Street" in Old Market a pump was found embedded in a wall. There	Bristol United Press	1984	359920	173260

			was a well associated, with its water at a depth of about 60 feet. Photographs were published in the Bristol Evening Post for 23rd February 1984.				
201	379	Field observation	Commercial excavation by machine, undertaken without a Home Office licence, at the northern end of a former burial ground to the rear of No.32 West Street, Old Market	Field Archaeology Section, City of Bristol Museums and Art Gallery	1987	359915	173214
202	380	Field observation	During a visit by John Bryant of the Field Archaeology Section, City of Bristol Museums and Art Gallery to a then (April 26th 1988) vacant site, formerly the locations of Nos. 32, 34 & 36, West Street [modern numbering], two party walls were identified.	Field Archaeology Section, City of Bristol Museums and Art Gallery	1988	359904	173245
203	382	Field observation	At an unknown date in the 1980s a wall was observed by John Bryant of the Field Archaeology Section of the City of Bristol Museum and Art Gallery in a pipe trench located in the centre of Lawford Street, opposite the south-west corner of No.1 West Street.	Bristol Museum and Art Gallery	?	359790	173237
204	430	Field observation	John Latimer (1887, 96) reports that a pipe of elm (probably a water pipe) with a large bore was found in West Street in March 1866.	Unknown	1866	359911	173260
205	457	Building Survey	In 1996 the buildings of the former Avonside Ironworks, later the Avonside Engine Works, on the north-east side of Avon Street, were recorded by John Cattell et al for the Royal Commission on the Historical Monuments of England (RCHME)	Royal Commission on Historical Monuments (England)	1996	359870	172821
206	903	Building Survey	In 1905 John Pritchard visited the The Lamb Inn, West Street, Old Market before it was demolished (during the same year) under the Corporation's powers of street improvement.	Bristol and Gloucestershire Archaeological Society	1905	359839	173239
207	1256	Documentary	An entry in the 1877 schedule of properties belonging to the trustees of the Municipal Charities records that Trinity Almshouse owned No.50 Old Market Street, which consisted of a "Dwelling house, shop and bake house."	None	1877	359755	173180
208	1257	Documentary	An entry in the 1877 schedule of properties belonging to the trustees of the Municipal Charities records that Trinity Almshouse owned No.50 Old Market Street, which consisted of a "Dwelling house, and shop with warehouses in the rear."	None	1877	359754	173178
209	1258	Documentary	An entry in the 1877 schedule of properties belonging to the trustees of the Municipal Charities records that Trinity Almshouse owned No.51 Old Market Street, which	None	1877	359749	173177

			consisted of a "Dwelling house, with stable and coach house in the rear."				
210	1259	Documentary	An entry in the 1877 schedule of properties belonging to the trustees of the Municipal Charities records that Trinity Almshouse owned No.52 Old Market Street, which consisted of a "Dwelling house, shop, workshops and yard."	None	1877	359744	173173
211	1578	Archaeological evaluation	In 1995 an archaeological evaluation was carried out at Avon Street, St. Philip's (at the plot on the south side of Free Tank) by Jonathan Brett for Bristol and Region Archaeological Services. Three trenches were dug on the site.	Bristol and Region Archaeological Services	1995	359850	172650
212	1663	Pictorial record	A drawing by Samuel Loxton, held in the collections of Bristol Reference Library (Bristol Reference Library A68) which was probably made during the first two decades of the twentieth-century, shows the quadrangle of the Trinity Hospital on the south side.	None	?	359797	173169
213	1859	Pictorial record	A watercolour drawing executed by Hugh O'Neill in 1822 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2764). The view looks west and records an inner courtyard of Barstaple's Almshouse or Trinity Hospital.	None	1822	359780	173175
214	1862	Pictorial record	A watercolour drawing executed by Hugh O'Neill in 1822 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2772). The view shows the chapel of Barstaple's Almshouse or Trinity Hospital, seen from the north.	None	1822	359766	173185
215	1863	Pictorial record	A watercolour drawing executed by George Delamotte in 1825 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2773) shows the chapel of Trinity Hospital, Old Market Street, located on the eastern side of the junction with Jacob St,	None	1825	359766	173185
216	1867	Pictorial record	A watercolour drawing executed by Hugh O'Neill in 1821 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2777). The view records "Black Bottle Glass Houses in St. Philips on the banks of the River [Avon]" and shows three glass cones.	None	1821	359770	172720
217	1870	Pictorial record	A watercolour drawing executed by T. L. Rowbotham in 1828 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2783) records the "Lamb Inn" in West Street, Old Market.	None	1828	359839	173239
218	1873	Pictorial record	A watercolour drawing executed by T. L. Rowbotham in 1828 in the Braikenridge Collection of Bristol Museum	None	1828	359920	173255

			and Art Gallery (BRSMG M2787) records part of the south side of West Street, Old Market, with the "Black Horse" inn in the distance.				
219	2067	Building Survey	A survey of No.52 Old Market Street was carried out by Dr. Roger Leech.	Royal Commission on Historical Monuments (England)	?	359745	173171
220	2068	Building Survey	A survey of No.53 Old Market Street was carried out by Dr. Roger Leech.	Royal Commission on Historical Monuments (England)	1997	359739	173168
221	2160	Photograph	A photograph published by Reece Winstone, taken in February 1964, shows the front of Christopher Thomas & Bros Soapworks in Broad Plain. The building shows a five-storey three-bay brick frontage with arched sash windows in the bays.	None	1964	359700	172900
222	2167	Photograph	A photograph published by Reece Winstone, taken at 10.25am on 12 September 1967, shows Trinity Hospital South in Old Market Street (Winstone 1992, pl.247).	None	1967	359797	173169
223	2570	Photograph	A photograph taken by an unknown photographer, published by Reece Winstone (Winstone 1960, pl.104), which was probably taken in the 1890s, shows the Lamb Inn in West Street, St. Philips. The view looks from the south side of West Street.	Unknown	?	359839	173239
224	2571	Photograph	A photograph published by Reece Winstone, taken by an unknown photographer, probably in the 1890s (Winstone 1960, pl.105), shows No.34 West Street, St. Philips. The view looks from the north side of the street toward the frontage of the building.	Unknown	?	359904	173242
225	2699	Photograph	A photograph of Christopher Thomas's soap works at Broad Plain taken by an unknown photographer in the 1890s and published by Reece Winstone (Winstone 1983, pl.317). The photograph gives an elevated view, probably from the tower of SS. Philip and Jacob.	Unknown	?	359685	172940
226	2702	Photograph	A photograph taken in 1895 by an unknown photographer and published by Reece Winstone (Winstone 1983, pl.333) records the then Nos.21 & 23, West Street, Old Market.	Unknown	1895	359860	173247
227	2761	Pictorial record	A drawing by James Stewart made in 1745 (Bodleian Library, MS.Gough, Somersetshire 8, fol.30r). The view shows Lawford's Gate, probably seen from the outside	None	1745	359780	173209

			(i.e. east), at the eastern end of Old Market Street. The gate appears to be late medieval in date.				
228	2884	Cartographic depiction	James Millerd's 1673 map "An exact delineation of the famous city of Bristoll and suburbs..." shows Trinity almshouse on the south side of Old Market. The building is not shown in detail and is marked "Trinity Hospital".	None	1673	359797	173169
229	2885	Cartographic depiction	James Millerd's 1673 map "An exact delineation of the famous city of Bristoll and suburbs..." shows "Baber's Tower" on the west side of what is now Midland Road, on the north side of the junction with Unity Street.	None	1673	359813	173132
230	2886	Documentary	In his "Annals of Bristol in the Eighteenth Century" John Latimer notes that "An interesting but unfortunately obscure, entry occurs in the minutes of a Common Council meeting held in June 1743.	None	1743	359813	173132
231	2888	Cartographic depiction	James Millerd's 1673 map "An exact delineation of the famous city of Bristoll and suburbs..." shows Lawford's Gate at the east end of Old Market. The gate is shown as a generic town gate.	None	1673	359780	173207
232	2929	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows two glass houses on the south-west side of "Chees Street" [Cheese Lane] and Avon Street.	None	1742	359700	172768
233	2930	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows a "Glass House" on the south-west side of Avon Street, on the corner of the lane now known as Free Tank.	None	1742	359775	172716
234	2931	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows a "Lime Kiln" on the south-west side of Avon Street, about 90 feet (28 metres) upstream of Cuckolds Pill and 100 feet (31 metres) from the street.	None	1742	359890	172620
235	2932	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "The Sty" on the north-east side of Avon Street, beside Wain Brook.	None	1742	359915	172675
236	2933	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "The Brick Yard" towards the south-eastern end of Bread Street, occupying a large area on both sides of the street. It also shows, further to the south-east, a larger area as "The Brick Fields".	None	1742	359800	172800
237	2981	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' records "The Black Horse" about halfway along the south side of West Street, Old Market, including a yard with a block at its rear.	None	1742	359935	173256
238	2982	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "The Globe Inn" in a yard off the southern side of West	None	1742	359837	173210

			Street (St. Philip's), a short distance from Lawford's Gate. The precise location is unclear.				
239	2983	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "Babers Tower", a building of L-shaped plan, between Back Lane (modern Jacob Street) and Unity Street.	None	1742	359813	173132
240	2984	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "Lawfords Gate" and the very restricted passage, scaled at about 9 feet (3 metres) wide, at the outer end of Old Market.	None	1742	359780	173209
241	2989	Cartographic depiction	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "The Lamb Inn" on the north side of West Street, Old Market, about halfway between 'Bull Paunch Lane' (modern Lawford Street) and Gloucester Lane.	None	1742	359839	173239
242	3152	Field observation	In 1908 Robert Hall Warren published a paper on four sculptures, two of which he identified as having come from Lawford's Gate. They were donated to Bristol City Museum when Lawford's Gate prison, where they had found a home after the removal of the gate.	None	1908	359781	173207
243	3163	Borehole	In 1906 a paper on "Records of well sections at Bristol", published in the Proceedings of the Bristol Naturalists Society [4th Ser. Vol.1, no.3], listed five sections from wells excavated in large factories in central Bristol.	Messrs. Isler & Co.	1906	359858	172757
244	3167	Borehole	In 1906 a paper on "Records of well sections at Bristol", published in the Proceedings of the Bristol Naturalists Society (Anon. 1906 [4th Ser. Vol.1, no.3], 211) listed five sections from wells excavated in large factories in central Bristol.	Messrs. Isler & Co.	1906	359870	172821
245	3303	Photograph	On 15th March 1998 Jonathan Brett of Bristol and Region Archaeological Services photographed the former Ebenezer Chapel on the south-western side of Midland Road. The building, of nineteenth-century construction and built of coursed Pennant sandstone rubble.	Bristol and Region Archaeological Services	1998	359905	173004
246	3379	Cartographic depiction	The survey of the Bristol in 1828 by John Plumley and George Ashmead records a building, probably a toll house, at the western end of West Street, Old Market. The building is shown standing on the north side of a gate across the road.	None	1828	360048	173357
247	3380	Cartographic depiction	The survey of the Bristol in 1828 by John Plumley and George Ashmead records a gate, probably a toll gate marking the start of a turnpike road, at the western end of West Street, Old Market.	None	1828	360048	173352

248	3381	Cartographic depiction	The survey of the city in 1828 by John Plumley and George Ashmead records a burial ground [Williams Ground] on the south side of West Street.	None	1828	360022	173249
249	3382	Cartographic depiction	The survey of the city in 1828 by John Plumley and George Ashmead records an unnamed burial ground [Francis Burial Ground - BUAD 1265M] on the south side of West Street.	None	1828	359924	173204
250	3387	Cartographic depiction	The Ordnance Survey 1:2500 scale plan of 1902 records the church and churchyard of Holy Trinity Church on the east side of Trinity Road, St. Philip's.	Ordnance Survey	1902	360077	173387
251	3388	Cartographic depiction	The Ordnance Survey 1:2500 plan of 1902 records a school on the west side of Trinity Road, St. Philip's.	Ordnance Survey	1902	360003	173371
252	3389	Cartographic depiction	The Ordnance Survey map of 1902 records St. Philip's Passenger Station on the south side of Waterloo Road, St. Philip's.	Ordnance Survey	1902	359917	173124
253	3390	Cartographic depiction	The Ordnance Survey map of 1902 records a railway turntable to the north-east of St. Philip's Passenger Station.	Ordnance Survey	1902	359986	173159
254	3391	Cartographic depiction	The Ordnance Survey map of 1902 records the Midland Railway Goods Shed at Midland Road.	Ordnance Survey	1902	360005	173081
255	3392	Cartographic depiction	The Ordnance Survey map of 1902 records a church on the northern side of Clarke Street.	Ordnance Survey	1902	360001	172963
256	3393	Cartographic depiction	The Ordnance Survey map of 1902 records St. Philip's Mills, a hemp and flax mill in Stephen Street, St. Philip's.	Ordnance Survey	1902	359784	172936
257	3394	Cartographic depiction	The Ordnance Survey map of 1902 records Hannah More Infants school on the eastern side of New Kingsley Road, St. Philip's.	Ordnance Survey	1902	359852	172920
258	3395	Cartographic depiction	The Ordnance Survey map of 1902 records an iron works on the western side of New Kingsley Road, St. Philip's.	Ordnance Survey	1902	359812	172997
259	3396	Cartographic depiction	The Ordnance Survey map of 1902 records the Zoar Chapel on the south side of Unity Street, St. Philip's.	Ordnance Survey	1902	359769	173036
260	3446	Cartographic depiction	The Ordnance Survey first edition 1:500 plan of 1883 (Bristol Sheet LXXII.13.17) records a slaughterhouse on the south side of Braggs Lane.	Ordnance Survey	1883	359989	173334

261	3453	Cartographic depiction	The Ordnance Survey 1st edition map of 1883 (Bristol Sheet LXXII.13.17) records a brass foundry on the south side of West Street, Old Market.	Ordnance Survey	1883	359935	173183
262	3454	Cartographic depiction	The Ordnance Survey 1st edition map of 1883 (Bristol Sheet LXXII.13.17) records the cattle sale yard on the south side of West Street, Old Market.	Ordnance Survey	1883	359940	173207
263	3455	Cartographic depiction	The Ordnance Survey 1st edition 1:500 plan of 1883 (Bristol Sheet LXXII.13.17) records the Hide Market on the south side of West Street, Old Market.	Ordnance Survey	1883	359921	173228
264	3535	Cartographic depiction	The Goad fire insurance plan of August 1896 (Sheet 47) records the Broad Plain Soap Works, then Christopher Thomas & Bros. soapworks.	Charles E. Goad Ltd	1896	359689	172936
265	3577	Archaeological watching brief	Between 22nd February and 9th March 2000 an archaeological watching brief was maintained during groundworks associated with the redevelopment of Nos.48-54 West Street, Old Market. This followed an earlier desk-based assessment of the site (Burchill 1998).	Bristol and Region Archaeological Services	2000	359957	173264
266	3578	Desk-based assessment	In April 2000 an archaeological desk-based assessment of the site of Nos.118-122 Jacob Street was carried out by Jonathan Erskine for Avon Archaeological Unit. The study noted that Old Market was an area of considerable archaeological potential.	Avon Archaeological Unit	2000	359750	173140
267	3612	Field observation	On 14th September 2000 R. H. Jones and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council, visited the former Gardiner's Warehouse, Old Bread Street.	Department of Environment, Transport and Leisure, Bristol City Council	2000	359689	172870
268	3620	Field observation	On 13 October 2000 Jonathan Brett and Bob Jones of the Department of Environment, Transport and Leisure, Bristol City Council, visited Nos.118-122 Jacob Street, Old Market. The building was noted to be a three-range industrial structure.	Department of Environment, Transport and Leisure, Bristol City Council	2000	359750	173140
269	3621	Field observation	On 13 October 2000 Jonathan Brett of the Department of Environment, Transport and Leisure,	Department of Environment, Transport and	2000	359745	173116

			Bristol City Council observed a small structure on the roof of No.114 Jacob Street.	Leisure, Bristol City Council			
270	3634	Cartographic depiction	The Ordnance Survey first edition plan, Sheet LXXII.16.24 surveyed in 1883, records a malthouse on the northern side of Old Bread Street.	Ordnance Survey	1883	359659	172878
271	3637	Cartographic depiction	The Ordnance Survey first edition plan, Sheet LXXII.16.24 surveyed in 1883, records a boys' home at No.4 Broad Plain.	Ordnance Survey	1883	359666	172846
272	3638	Cartographic depiction	The Ordnance Survey first edition plan, Sheet LXXII.16.24 surveyed in 1883, records a school "(Boys & Girls)" on the southern side of Old Bread Street, on the west side of the junction with Providence Place.	Ordnance Survey	1883	359666	172846
273	3678	Building Survey	Between December 2000 and January 2001 a survey and analysis of the former Bristol Hardware Building, Old Bread Street, St. Phillips' was carried out by Jayne Pilkington for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2000	359685	172872
274	3679	Desk-based assessment	In February 2001 an archaeological desk-based assessment of No.30 Gloucester Lane was carried out by Rod Burchill for Bristol and Region Archaeological Services. The study notes that the site lay close to the route into Bristol from the east.	Bristol and Region Archaeological Services	2001	359896	173305
275	3681	Archaeological evaluation	In March 2001 an archaeological evaluation was carried out at Nos.118-122 Jacob Street, Old Market by Lynn Hume for the Avon Archaeological Unit (Young 2001).	Avon Archaeological Unit	2001	359757	173139
276	3723	Archaeological evaluation	In April 2001 Peter Insole carried out an archaeological evaluation at No.30 Gloucester Lane, Old Market for Bristol and Region Archaeological Services (Insole 2001).	Bristol and Region Archaeological Services	2001	359893	173305
277	3729	Field observation	In late June 1754 a Swedish visitor R. R. Angerstein visited a number of brick yards in Bristol and sketched a kiln and moulds.	None	1754	359903	172742
278	3804	Archaeological evaluation	Between 2 and 16 November 2001 an archaeological evaluation was carried out at West Street, Old Market by Adrian Parry for Bristol and Region Archaeological Services (Bradley &	Bristol and Region Archaeological Services	2001	359900	173187

			Gaimster 2002 152; Williams 2001, 119; Wills 2002, 238-239).				
279	3826	Desk-based assessment	In April 2001 an archaeological desk-based assessment of Nos.18-20 West Street, Old Market, was carried out by John Bryant for Bristol and Region Archaeological Services (Bryant 2001; Williams 2001, 119).	Bristol and Region Archaeological Services	2001	359896	173192
280	3835	Photograph	A photograph published by Reece Winstone (Winstone 1966, pl.62), taken in 1874 by an unknown photographer, shows St. Philip's Mills, a flax mill. The view looks south-east, towards New Kingsley Road, from a position in the north-west corner of the yard.	None	1874	359770	172965
281	3836	Photograph	A photograph published by Reece Winstone (Winstone 1966, pl.63), taken in 1874 by an unknown photographer, shows St. Philip's Mills, a flax mill. The view looks north-west, across the yard towards the entrance to the site mill from Stephen Street.	None	1874	359807	172950
282	3852	Archaeological evaluation	In April 2002 an archaeological evaluation was carried out at a site on the southern side of Avon Street by Giles Dawkes for AOC Archaeology (Dawkes 2002; Williams 2004, 109).	AOC Archaeology	2002	359760	172708
283	3858	Archaeological excavation	In May 2002 an archaeological excavation was directed at Nos.18-20 West Street, Old Market by Adrian Parry for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2002	359910	173173
284	3864	Cartographic depiction	The Ordnance Survey first edition 1:500 scale plan (Bristol Sheet LXXVI.1.2) surveyed in 1883, records a signal box over the railway line at the eastern end of the bridge on the approach to Temple Meads station.	Ordnance Survey	1883	359890	172602
285	3865	Cartographic depiction	The Ordnance Survey first edition 1:500 scale plan (Bristol Sheet LXXVI.1.2) surveyed in 1883, records the Panther Works, a leadworks on the western side of Avon Street.	Ordnance Survey	1883	359957	172557
286	3868	Field observation	On 28 May 2002 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City	Department of Environment,	2002	359889	173264

			Council observed a wall at the rear of Nos.29-31 West Street, Old Market.	Transport and Leisure, Bristol City Council			
287	3875	Cartographic depiction	Jean Rocque's 1742 map 'A Plan of the City of Bristol' records a building, later known as Waterloo House on the south side of Waterloo Road, Old Market.	None	1742	359972	173154
288	3876	Cartographic depiction	Jean Rocque's 1742 map 'A Plan of the City of Bristol' records a building on the north side of Waterloo Road, Old Market. The building, probably a dwelling, is located in the south-eastern corner of a large parcel of land containing a formal garden.	None	1742	360060	173239
289	3877	Cartographic depiction	James Millerd's map of 1673 "An exact delineation of the famous city of Bristoll and suburbs..." shows a large formal garden on the northern side of a lane to the south of West Street [modern Waterloo Road].	None	1673	360010	173237
290	3878	Cartographic depiction	The Goad Fire Insurance plan of August 1896 shows J. W. Bobbett & Sons Corn & Flour Warehouses on the northern side of Waterloo Road, Old Market.	Charles E. Goad Ltd.	1896	360027	173256
291	3879	Cartographic depiction	The Goad Fire Insurance plan of August 1896 shows Henry Naish & Sons Bacon Curers on the northern side of Waterloo Road, Old Market. The works consists of a narrow building against the western boundary of the site and fronting on to Waterloo Road.	Charles E. Goad Ltd.	1896	360024	173243
292	3880	Cartographic depiction	Jean Rocque's 1742 map 'A Plan of the City of Bristol' records a building on the south side of a lane to the south of West Street [modern Waterloo Road].	None	1742	360046	173207
293	3881	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXII.13.17) surveyed in 1883 records a Methodist Chapel [the Newtown Free Methodist Chapel] on the southern side of Trinity Place, off Trinity Street, in Old Market.	Ordnance Survey	1883	360128	173308
294	3895	Field observation	On 13 August 2002 Jonathan Brett and Michael Rogers of the Department of Environment,	Department of Environment,	2002	359999	173338

			Transport and Leisure, Bristol City Council visited Nos.77-83 West Street, Old Market.	Transport and Leisure, Bristol City Council			
295	3901	Building Survey	In August 2002 an assessment of a wall of one of the soap-making sheds at the former Broad Plain Soap and Candle Works (BUAD 603M) was carried out by John Bryant for Bristol and Archaeological Services.	Bristol and Region Archaeological Services	2002	359715	172879
296	3903	Desk-based assessment	In September 2002 Jens Samuel of Bristol and Region Archaeological Services carried out an archaeological desk-based assessment of the former FPS Factory to the rear of No.14 West Street, Old Market.	Bristol and Region Archaeological Services	2002	359868	173172
297	3904	Field observation	On 21 February 2002 Jonathan Brett and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council visited No.12 West Street (BUAD 1441M). The building was noted to be a timber-framed house of three storeys and attic.	Department of Environment, Transport and Leisure, Bristol City Council	2002	359843	173214
298	3910	Field observation	On 18 September 2002 Jonathan Brett and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council visited No.43 West Street, Old Market (BUAD 1447M). The building was noted a three-storey structure with a basement.	Department of Environment, Transport and Leisure, Bristol City Council	2002	359921	173280
299	3922	Desk-based assessment	In October 2002 an archaeological desk-based assessment of a site on the north side of Waterloo Road, Old Market was carried out by David Stevens for Bristol and Region Archaeological Services (Williams 2004, 108; Wills 2004, 177).	Bristol and Region Archaeological Services	2002	360048	173268
300	3923	Archaeological excavation	Between 4 and 22 November 2002 an archaeological excavation was carried out at No.30 Gloucester Lane by Andrew King for Bristol and Region Archaeological Services. The excavation recorded part of a seventeenth-century ditch.	Bristol and Region Archaeological Services	2002	359893	173308
301	3931	Field observation	On 7 November 2002 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed a telecommunications	Department of Environment, Transport and	2002	359864	173126

			cables trench which had been excavated on the east side of Midland Road.	Leisure, Bristol City Council			
302	3932	Field observation	On 7 November 2002 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed a telecommunications cables trench which had been excavated in the footway on the west side of Midland Road.	Department of Environment, Transport and Leisure, Bristol City Council	2002	359844	173130
303	3944	Archaeological evaluation	In January 2003 an archaeological evaluation was carried out at the former FPS Factory site at West Street, Old Market was carried out by Andrew King for Bristol and Region Archaeological Services (King 2003; Wills 2004, 176).	Bristol and Region Archaeological Services	2003	359873	173177
304	3945	Building Survey	In January 2003 a survey of standing structures at the former FPS Factory site at West Street, Old Market was carried out by John Bryant for Bristol and Region Archaeological Services (King 2003; Wills 2004, 176-177).	Bristol and Region Archaeological Services	2003	359874	173177
305	3962	Desk-based assessment	In March 2003 an archaeological desk-based assessment of Nos.22-30 West Street Old Market by Andrew King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2003	359907	173199
306	3963	Field observation	On 7 February 2003 Jonathan Brett and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council visited No.12 West Street, Old Market during renovation work.	Department of Environment, Transport and Leisure, Bristol City Council	2003	359844	173213
307	3966	Field observation	On 10 March 2003 Jonathan Brett and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council visited No.3 West Street, Old Market. Only the ground floor and cellar were inspected.	Department of Environment, Transport and Leisure, Bristol City Council	2003	359812	173232
308	3967	Archaeological watching brief	Between 3rd and 22nd March 2003 an archaeological watching brief was maintained during groundworks associated with redevelopment of No.30 Gloucester Lane, Old Market by Andrew King for Bristol and Region Archaeological Services (Wills 2004, 176).	Bristol and Region Archaeological Services	2003	359896	173305

309	3970	Cartographic depiction	The Goad fire insurance plan of August 1896 records a Mission Chapel to the rear of Nos.49-53 West Street, Old Market.	Charles E. Goad Ltd	1896	359928	173303
310	3971	Field observation	On 31 March 2003 Jonathan Brett and Robin Smyth of the Department of Environment, Transport and Leisure, Bristol City Council visited No.43 West Street, Old Market during renovation works.	Department of Environment, Transport and Leisure, Bristol City Council	2003	359920	173280
311	3972	Desk-based assessment	In April 2003 an archaeological desk-based assessment of Nos.51a-65 West Street, Old Market was carried out by Andrew King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2003	359938	173308
312	3984	Building Survey	In May 2003 an analysis of the the standing buildings at Nos.22-30 West Street, Old Market was carried out by Dr. Roger H. Leech for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2003	359884	173228
313	3985	Archaeological evaluation	In May 2003 an archaeological evaluation was carried out at Nos.22-30 West Street, Old Market by Reg Jackson for Bristol and Region Archaeological Services (Jackson & Leech 2003).	Bristol and Region Archaeological Services	2003	359920	173190
314	4010	Building Survey	In July 2003 the demolition of elements at the rear of a former warehouse in Old Bread Street was monitored by John Bryant for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2003	359688	172873
315	4012	Documentary	On 18 January 1834 William Powell of the Phoenix Glassworks, Avon Street gave evidence to the Commissioners of Excise Inquiry in London. The interview was subsequently published in the minutes of evidence (Anon. 1835, 106-108).	None	1834	359778	172714
316	4016	Archaeological watching brief	Between 6 May and 30 July 2004 the excavation of a new sewer on the former site of the Avonside Ironworks between Barton Road and Avon Street and on the southern side of Avon Street was monitored by Angus Stephenson and Magnus Alexander for AOC Archaeology.	AOC Archaeology	2004	359864	172699
317	4017	Archaeological evaluation	Between 29 September and 7 November 2003 an archaeological field evaluation was carried out on the former site of the Avonside Ironworks by	AOC Archaeology	2003	359865	172700

			Stephen Appleby for AOC Archaeology (Appleby 2004).				
318	4067	Building Survey	In November 2003 a survey of buildings at the Purimachos site, on the northern side of Waterloo Road, Old Market was carried out by Rachel Heaton for Bristol and Region Archaeological Services (Heaton 2003; Wills 2004, 177).	Bristol and Region Archaeological Services	2003	360050	173270
319	4070	SFR	On 10 December 2003 human remains were discovered during deep excavation for the insertion of a water main in the centre of Old Market Street. The remains were exposed by a mechanical excavator.	Bristol and Region Archaeological Services	2003	359794	173212
320	4075	Archaeological watching brief	In January 2004 Andrew King of Bristol and Region Archaeological Services carried out a watching brief during groundworks associated with redevelopment of Nos.18-20 West Street, Old Market.	Bristol and Region Archaeological Services	2004	359898	173190
321	4078	Field observation	On 23 February 2004 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed The Black Horse public house on the southern side of West Street, Old Market.	Department of Environment, Transport and Leisure, Bristol City Council	2004	359934	173256
322	4086	Archaeological watching brief	In March 2004 an archaeological watching brief was maintained during groundworks associated with the construction of an extension to Nos.157-159 Kingsland Road by Andrew Townsend for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	360219	172658
323	4088	Archaeological excavation	In March 2004 an archaeological excavation was carried out at Nos.118-122 Jacob Street, Old Market by Andrew King for Bristol and Region Archaeological Services (Ponsford 2005, 341-342; Wills 2005, 154).	Bristol and Region Archaeological Services	2004	359753	173137
324	4130	Desk-based assessment	In June 2004 an archaeological desk-based assessment of Nos.114-116 Jacob Street, Old Market was carried out by Andrew Townsend for Bristol and Region Archaeological Services (Townsend 2004; Wills 2005, 153).	Bristol and Region Archaeological Services	2004	359730	173120

325	4134	Archaeological watching brief	In June 2004 an archaeological watching brief was maintained during groundworks associated with development at Nos.118-122 Jacob Street by Kevin Potter for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359750	173138
326	4146	Archaeological excavation	In July 2004 an archaeological excavation was carried out at Nos.22-30 West Street by Andrew King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359909	173195
327	4147	Building Survey	In July 2004 archaeological recording of standing buildings was carried out at Nos.22-30 West Street by Andrew King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359910	173195
328	4148	Archaeological watching brief	In July 2004 an archaeological watching brief was carried out at Nos.22-30 West Street by Andrew King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359909	173196
329	4153	Archaeological watching brief	In July 2004 an archaeological watching brief was maintained during the groundworks associated with construction of new loading bays at Gardiner's Builders Merchants, Old Bread Street by Andrew Townsend for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359716	172880
330	4157	Field observation	On 19th August 2004 Peter Insole of Department of Environment, Transport and Leisure, Bristol City Council visited No.114 Jacob Street.	Department of Environment, Transport and Leisure, Bristol City Council	2004	359729	173120
331	4161	Desk-based assessment	In September 2004 an archaeological desk-based assessment of land to the rear of Hannah More School on the south-eastern side of New Kingsley Road was carried out by Tim Longman for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2004	359900	172900
332	4163	Documentary	In a document probably dating to the mid-nineteenth century James Harding made a witnessed statement that he had been present at the interment of David Bowry in the Francis Burial Ground, Waterloo Road (BUAD 1265M) in 1833.	Unknown	?	359935	173186

333	4166	Archaeological evaluation	In October 2004 an archaeological evaluation at Hannah More School was carried out by Elizabeth Davis for Bristol and Region Archaeological Services (Davis 2004).	Bristol and Region Archaeological Services	2004	359907	172896
334	4170	Documentary	A charter of Henry V dated February 1417 confirms the establishment, by an earlier document of the reign of Henry IV (1399-1413, of Trinity Hospital, Old Market (BUAD 477M).	None	1417	359795	173170
335	4171	Field observation	In 1480 William Worcestre recorded a note on John Barstaple, the founder of Trinity Hospital in Old Market (BUAD 477M) in his "Itinerary".	None	1480	359795	173171
336	4172	Field observation	In the late 1820s Trinity Hospital (BUAD 477M) in Old Market was described as part of an investigation of charitable endowments in Bristol. The text of the description was published by Manchee (1831, 77-78).	Unknown	?	359796	173170
337	4177	Archaeological evaluation	In November 2004 an archaeological field evaluation of land at No.57 West Street, Old Market was carried out by Liz Davis for Bristol and Region Archaeological Services (Ponsford 2005, 342; Wills 2005, 154).	Bristol and Region Archaeological Services	2004	359916	173330
338	4228	Building Survey	In May 2005 a survey of the Mason's Arms, No.53 Old Market Street (BUAD 570M) was carried out by John Bryant for Bristol and Region Archaeological Services (Wills 2005, 154).	Bristol and Region Archaeological Services	2005	359738	173170
339	4229	Archaeological watching brief	In May 2005 an archaeological watching brief was maintained during groundworks associated with construction of an extension at the rear of the Mason's Arms, No.53 Old Market Street (BUAD 570M) by John Bryant for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359742	173164
340	4231	Archaeological excavation	In May 2005 an archaeological excavation was carried out at the former FPS Factory site, Waterloo Road, Old Market by Liz Davis for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359870	173175
341	4235	Archaeological evaluation	In June 2005 an archaeological field evaluation was carried out at the Purimachos site on the south side of West Street, Old Market by Darren	Bristol and Region	2005	360050	173282

			Lankstead for Bristol and Region Archaeological Services (Lankstead 2005).	Archaeological Services			
342	4246	Archaeological evaluation	On 19 September 2005 an archaeological evaluation of land of the eastern side of Gloucester Lane, Old Market, between No.29 West Street and No.46 Gloucester Lane was carried out by Laurence Coleman for Cotswold Archaeology.	Cotswold Archaeology	2005	359888	173270
343	4248	Building Survey	In October 2005 a survey of the Girls Play Shed, on the north side of the Hannah More Infants School, New Kingsley Road was carried out before its demolition by Tim Longman for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359860	172938
344	4249	Archaeological watching brief	In October 2005 an archaeological watching brief was maintained during groundworks associated with the construction of a new sports hall for Hannah More Infants School, New Kingsley Road by Tim Longman for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359865	172945
345	4277	Archaeological excavation	In September 2005 an archaeological excavation was carried out at land between No.51A West Street and Braggs Lane by Andy King for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359923	173317
346	4298	Archaeological watching brief	In June 2006 an archaeological watching brief was maintained during the groundworks associated with development at the rear of Nos.26-28 Gloucester Lane, Old Market by Cotswold Archaeology.	Cotswold Archaeology	2006	359903	173329
347	4307	Building Survey	In 2006 an assessment of the former warehouse to the Broad Plain Soapworks was carried out by Michael Jenner (Jenner 2005).	None	2006	359687	172866
348	4321	Desk-based assessment	In August 2006 an archaeological desk-based assessment of No.90 West Street, on the southern side of the West Street was carried out by Rachel Heaton for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2006	360040	173323
349	4350	Archaeological evaluation	In October 2006 an archaeological evaluation was carried out on land adjacent to No.90 West Street, Old Market by Andy King for Bristol and Region Archaeological Services (King 2006).	Bristol and Region Archaeological Services	2006	360040	173323

350	4352	Archaeological watching brief	In October 2006 groundworks associated with the redevelopment of the former FPS factory in Waterloo Road were monitored by Rachel Heaton for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2006	359870	173173
351	4354	Archaeological watching brief	In November 2006 groundworks associated with the redevelopment of the area between Anvil Street and Avon Street in St. Philip's were monitored by Cotswold Archaeology.	Cotswold Archaeology	2006	359860	172720
352	4355	Cartographic depiction	The Ordnance Survey first edition 1:500 scale plan (Bristol Sheet LXXVI.1.2) surveyed in 1883, records a malthouse (BUAD 1708M) on the south-western side of Anvil Street, St. Philip's.	Ordnance Survey	1883	359790	172780
353	4356	Cartographic depiction	The Ordnance Survey first edition 1:500 scale plan (Bristol Sheet LXXVI.1.2) surveyed in 1883, records a dock (BUAD 1709M) (constructed in the former Cuckold's Pill) at the railway yard, Lower Midland Yard, on the south-western side of Avon Street.	Ordnance Survey	1883	359866	172637
354	4357	Cartographic depiction	The Ordnance Survey first edition 1:500-scale plan (Bristol Sheet LXXVI.1.2) surveyed in 1883, records a Congregational chapel (BUAD 1711M) on the north-eastern side of Anvil Street, St. Philip's. The plan indicates that the chapel could accommodate 600.	Ordnance Survey	1883	359815	172790
355	4361	Building Survey	In November 2006 a survey of Nos.2-4 West Street, Old Market was carried out by John Bryant for Bristol and Region Archaeological Services. Despite occupying an ancient plot the building fabric appeared not to pre-date the late 19th-century.	Bristol and Region Archaeological Services	2006	359825	173205
356	4362	Archaeological watching brief	In November 2006 an archaeological watching brief to monitor groundworks associated with the redevelopment of Nos.5-11 Midland Road, Old Market, was carried out by Kevin Potter for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2006	359833	173190
357	4366	Desk-based assessment	In December 2006 an archaeological desk-based assessment of the Seymour Club, on the south-western side of Barton Vale was carried out by	Bristol and Region	2006	359989	172856

			Andrew King for Bristol and Region Archaeological Services.	Archaeological Services			
358	4374	Building Survey	In 2004 a survey of Nos. 118-122 Jacob Street, Old Market was carried out by John Bryant for Bristol and Region Archaeological Services (Ponsford 2005, 342).	Bristol and Region Archaeological Services	2004	359758	173128
359	4378	Cartographic depiction	The Ordnance Survey first edition 1:500-scale plan (Bristol Sheet LXXII.13.22) surveyed in 1883 records a school on the west side of Louisa Street (BUAD 1713M) in The Dings.	Ordnance Survey	1882	359928	172869
360	4379	Cartographic depiction	The Ordnance Survey first edition 1:500-scale plan (Bristol Sheet LXXII.13.22) surveyed in 1883 records the Barley Mow public house east side of Barton Road (BUAD 1714M) in The Dings.	Ordnance Survey	1882	359977	172867
361	4380	Cartographic depiction	The Ordnance Survey first edition 1:500-scale plan (Bristol Sheet LXXII.13.22) surveyed in 1883 records a smithy on the southern side of the junction of Barton Road and Barton Vale (BUAD 1715M) in The Dings.	Ordnance Survey	1882	359985	172873
362	4402	Desk-based assessment	In June 2007 Reg Jackson of Bristol and Region Archaeological Services carried out a desk-based assessment of Nos. 5-11 West Street, Old Market, Bristol. No evidence was found to show that the site was occupied during prehistoric or Roman times.	Bristol and Region Archaeological Services	2007	359818	173241
363	4409	Building Survey	In November 2006 an archaeological building survey was carried out during conversion of The Swan public house at 39 Midland Road, St Philips. Building recording was carried out to English Heritage Level 2 standard.	Bristol and Region Archaeological Services	2006	359872	173122
364	4410	Building Survey	From March to May 2005 an archaeological building survey was carried out at The Former FPS Site, Waterloo Road, St Philip's by John Bryant of Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2005	359880	173165
365	4417	Archaeological watching brief	In April 2007, Tim Longman of Bristol and Region Archaeological Services carried out an archaeological watching brief at 47-49 Barton Vale, St Philips.	Bristol and Region Archaeological Services	2007	359985	172844

366	4421	Desk-based assessment	In September 2007, Kim Watkins of Bath Archaeological Trust carried out a desk-based assessment of land to the rear of nos.58-62 West Street, Old Market.	Bath Archaeological Trust	2007	359995	173260
367	4423	Archaeological excavation	Between June and September 2007, Christina Robinson of Oxford Archaeology (North) carried out an excavation of a site on the south side of Avon Street, St Philips.	Oxford Archaeology (North)	2007	359780	172701
368	4426	Archaeological evaluation	In August 2007, Kate Cullen of Cotswold Archaeology carried out an archaeological evaluation at 114 Jacob Street, Old Market. Two trenches were excavated within the standing building.	Cotswold Archaeology	2007	359729	173118
369	4435	Archaeological excavation	During 2007, Dave Stevens of Bristol and Region Archaeological Services carried out an archaeological excavation at the former Purimachos site.	Bristol and Region Archaeological Services	2007	360040	173260
370	4436	Building Survey	In September 2007, Kevin Potter of Bristol and Region Archaeological Services carried out a programme of archaeological building recording at the site of the former Purimachos building.	Bristol and Region Archaeological Services	2007	360040	173260
371	4437	Archaeological watching brief	During 2007, Dave Stevens of Bristol and Region Archaeological Services carried out an archaeological watching brief at the site of the former Purimachos building.	Bristol and Region Archaeological Services	2007	360040	173260
372	4466	Archaeological watching brief	Between August 2007 and April 2008, Bristol & Region Archaeological Services carried out an archaeological watching brief at Old Bread Street.	Bristol and Region Archaeological Services	2008	359687	172859
373	4467	Building Survey	John Bryant of Bristol and Region Archaeological Services carried out a programme of archaeological building recording at Old Bread Street. This project completed a previous recording project carried out by Jayne Pilkington in 2001 (HER 3678).	Bristol and Region Archaeological Services	2008	359687	172859
374	20810	Cartographic depiction	The survey of Bristol by George Ashmead of 1854 records a cemetery on the north side of Church Street, St. Phillips.		1854	360153	173288

375	21278	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.2) surveyed in 1883 records a Whitelead Works on the eastern of Avon Street.	Ordnance Survey	1883	360012	172596
376	21280	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.2) surveyed in 1883 records a Vitriol Works on the eastern side of Avon Street.	Ordnance Survey	1883	360043	172572
377	21282	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.2) surveyed in 1883 records a Methodist Chapel on the northern side of Gas Lane. The plan indicates that the structure was a United Free Methodist Chapel with seating for 500 people.	Ordnance Survey	1883	360147	172595
378	21284	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.2) surveyed in 1883 records a signal box on the south side of the main railway line to the east of Temple Meads station.	Ordnance Survey	1883	360131	172665
379	21286	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.2) surveyed in 1883 records a school on the southern side of Freestone Road.	Ordnance Survey	1883	360208	172626
380	21288	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.3) surveyed in 1883 records St. Vincent's Iron Works on the south side of Silverthorne Road.	Ordnance Survey	1883	360331	172500
381	21290	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.3) surveyed in 1883 records a malthouse on the south side of Silverthorne Road.	Ordnance Survey	1883	360395	172523
382	21292	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.3) surveyed in 1883 records a railway engine shed to the north of Silverthorne Lane.	Ordnance Survey	1883	360421	172780
383	21294	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.3) surveyed in 1883 records Cattle Pens.	Ordnance Survey	1883	360551	172750
384	21298	Cartographic depiction	The Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXVI.1.3) surveyed in 1883 records a Vitriol Works on the western side of Avon Street.	Ordnance Survey	1883	360014	172478

385	21304	Desk-based assessment	In May 2002 an archaeological desk-based assessment of the area of land in St. Philip's Marsh between the Floating Harbour, the Feeder Canal and the main railway line from Temple Meads was carried out by Reg Jackson for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2002	360260	172570
386	21384	Field observation	On 19 July 2002 Jonathan Brett of the City Centre Projects and Urban Design Team, Department of Environment, Transport and Leisure, Bristol City Council observed the former United Free Methodist chapel on the north-eastern side of Gas Lane, St. Philips.	Department of Environment, Transport and Leisure, Bristol City Council	2002	360147	172596
387	21785	Archaeological watching brief	In October 2003 an archaeological watching brief was carried out during groundworks associated with the construction of an extension to the Lawrence Hill Health Centre by Jeremy Mordue for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2003	360345	173354
388	22521	Cartographic depiction	The Ordnance Survey first edition 1:500-scale Town Plan (Bristol Sheet LXXII.13.23) surveyed in 1883 records the Hebron Chapel, a Primitive Methodist Chapel, on the north-eastern side of Barrow Lane [modern Barrow Road].	Ordnance Survey	1883	360548	173095
389	24523	Building Survey	In January 2007 a survey of a warehouse connected with the St. Vincent's Works, Silverthorne Lane, was carried out by Chris Clarke and Alan Hunter Blair of AOC Archaeology Group following a fire in 2005.	AOC Archaeology Group	2007	360305	172540
390	24537	Building Survey	In July 2007 an archaeological building survey was carried out at the Forge Inn, Barrow Road, Barton Hill by Kevin Potter for Bristol and Region Archaeological Services.	Bristol and Region Archaeological Services	2007	360566	173066
391	24584	Building Survey	In December 2007, Jo Bruce of Avon Archaeological Unit carried out a programme of building recording and historical analysis at Taurus House, St Philips.	Avon Archaeological Unit	2007	360022	172885
392	24662	Building Survey	In October 2007, GCP Chartered Architects carried out a photographic survey of 114 Jacob Street.	GCP Chartered Architects	2007	359726	173124

393	24664	Archaeological watching brief	In 2008 Cotswold Archaeology carried out an archaeological watching brief at 114 Jacob Street, Bristol.	Cotswold Archaeology	2008	359726	173124
394	24668	Archaeological watching brief	In August 2007, Kate Cullen of Cotswold Archaeology carried out an archaeological watching brief at 114 Jacob Street. The mechanical excavation of 12 trial pits within the existing building were archaeologically monitored.	Cotswold Archaeology	2007	359726	173124
395	24675	Desk-based assessment	In January 1995 Ove Arup & Partners carried out a desk study on the former ASSI Packaging Limited, Avon Street. The study identified that in 1750 the majority of the site was known as 'Brick Fields' with a large pool to the east known as 'Brick Yard Pool.	Ove Arup and Partners, Consulting Engineers	1995	359873	172837
396	24734	Desk-based assessment	In September 1994, Rod Burchill of Bristol and Region Archaeological Services carried out an archaeological desk-based assessment of land at Avon Street.	Bristol and Region Archaeological Services	1994	359801	172684
397	24742	Desk-based assessment	In January 1995, John Bryant of Bristol and Region Archaeological Services carried out an archaeological desk-based assessment of land at the former scrap yard, Avon Street.	Bristol and Region Archaeological Services	1995	359887	172808
398	24767	Desk-based assessment	In February 2009, David Etheridge of Avon Archaeological Unit carried out an archaeological desk-based assessment of Site on the corner of Midland Road and Horton Street.	Avon Archaeological Unit	2009	359896	173016
399	24787	Archaeological excavation	In June 2009, Bristol and Region Archaeological Services carried out an evaluation of a site at 26-28 Gloucester Lane.	Cotswold Archaeology	2009	359894	173327
400	24828	Desk-based assessment	In December 2009, Simon Roper of Bristol and Region Archaeological Services carried out an archaeological desk-based assessment of 59-62 West Street, Old Market.	Bristol and Region Archaeological Services		359959	173317
401	24937	Archaeological watching brief	Between August 2010 and February 2011, Bristol and Region Archaeological Services carried out an archaeological watching brief to the rear of 61 Old Market Street.	Bristol and Region Archaeological Services	2010	359712	173103
402	24998	Desk-based assessment	In May 2011, Andrew Townsend of Bristol and Region Archaeological Services carried out an	Bristol and Region	2011	359854	172913

			archaeological desk-based assessment of Hannah More Primary School.	Archaeological Services			
403	25000	Archaeological watching brief	In June 2011, Bristol and Region Archaeological Services carried out an archaeological watching brief at 51 Barton Road, St Philips.	Bristol and Region Archaeological Services	2011	359990	172807
404	25020	Desk-based assessment	In October 1999, Jayne Pilkington of Bristol and Region Archaeological Services carried out a desk-based assessment of the former Bristol Hardware Building, Old Bread Street.	Bristol and Region Archaeological Services	1999	359685	172867
405	25029	Pictorial record	A drawing by Samuel Loxton showing Barton Place, off Union Road (Bristol Reference Library X1423). The buildings have since been demolished.	None	1910	360009	172894
406	25057	Desk-based assessment	In September 2011, David Etheridge of Avon Archaeological Unit carried out an archaeological desk-based assessment of a site at Hawkins Street, Jacobs Street and Unity Street, Old Market.	Avon Archaeological Unit	2011	359689	173051
407	25058	Pictorial record	A drawing by Samuel Loxton made in the early decades of the twentieth century depicts Gas Lane, St Philips. The illustration shows the narrow cobbled street looking towards the St Vincent's Iron Works with the tall rubble walls of the Gas Works to the right.	None	?	360178	172573
408	25077	Archaeological evaluation	In December 2011, Lynn Hume of Avon Archaeology carried out an archaeological evaluation on land at Unity Street/Hawkins Street, Old Market.	Avon Archaeology	2011	359687	173041
409	25099	Archaeological watching brief	In March 2012, Paul Mason of AOC Archaeology carried out an archaeological watching brief at Hannah Moore Primary School.	AOC Archaeology	2012	359891	172895
410	25221	Archaeological watching brief	In April 2013, Bristol and Region Archaeological Services carried out an archaeological watching brief at Trinity Church, St Philips.	Bristol and Region Archaeological Services	2013	360069	173388
411	25222	Desk-based assessment	In April 2013, Compass Archaeology carried out a historic building assessment of Barstaple Hosue, Old Market.	Compass Archaeology	2013	359783	173164

412	25248	Archaeological watching brief	In August 2013, Bristol and West Archaeology carried out an archaeological watching brief on land to the rear of 51A and 57 West Street, Old Market.	Bristol and West Archaeology	2013	359925	173324
413	25264	Archaeological watching brief	In November 2013, Avon Archaeology carried out an archaeological watching brief at 47-49 Barton Rd.	Avon Archaeology	2013	359973	172823
414	25304	Trial pits	In March 1999 Integrale Consulting conducted a geotechnical ground investigation at the site of The Sofa Project in Old Market. The programme consisted of 5 trial pits and 5 dynamic probes.	Integrale Consulting	1999	359975	173259
415	25339	Archaeological watching brief	In 2013, Border Archaeology carried out an archaeological watching brief during water mains replacement along a route from Victoria Street to New Trinity, Old Market.	Border Archaeology	2013	359852	173130
416	25372	Archaeological watching brief	In 2014, Avon Archaeology carried out an archaeological watching brief at a site on the corner of Horton Street and Midland Road, Old Market.	Avon Archaeological Unit	2014	359889	173003
417	25375	Archaeological watching brief	In June 2014, Foundations Archaeology carried out an archaeological watching brief on the site of Alpha House, Union Road, St Philips.	Foundations Archaeology	2014	360040	172877
418	25399	Desk-based assessment	In July 2014, Avon Archaeology carried out an archaeological desk-based assessment of 13-15 West Street, Old Market.	Avon Archaeology	2014	359836	173245
419	25446	Desk-based assessment	In December 2014, Avon Archaeology carried out an archaeological desk-based assessment of a site at Plot ND7, Temple Quay, Avon Street.	Avon Archaeology	2014	359779	172776
420	25455	Archaeological evaluation	In February 2015, Cotswold Archaeology carried out an archaeological evaluation at Plot ND7, Avon Street.	Cotswold Archaeology	2015	359772	172776
421	25520	Desk-based assessment	In 2015, Cotswold Archaeology carried out an archaeological desk-based assessment at Silverthorne Lane, St Philips.	Cotswold Archaeology	2015	360487	172546
422	25545	Desk-based assessment	In 2015, Cotswold Archaeology carried out an archaeological desk-based assessment of land to the rear of 50 Old Market Street.	Cotswold Archaeology	2015	359765	173153
423	25555	Desk-based assessment	In 2015, Cotswold Archaeology carried out a desk-based assessment of land at Temple Quay North (ND6), Avon Street.	Cotswold Archaeology	2015	359701	172817

424	25556	Archaeological evaluation	In 2015, Bristol and Region Archaeological Services carried out an archaeological evaluation at 13-15 West Street, Old Market.	Bristol and Region Archaeological Services	2015	359823	173274
425	25579	Archaeological evaluation	In 2016, Wessex Archaeology carried out an archaeological evaluation on land to the rear of 50 Old Market Street.	Wessex Archaeology	2016	359770	173137
426	25596	Archaeological evaluation	In April 2016, Bristol and West Archaeology carried out an archaeological evaluation at 3 Braggs Lane, Old Market.	Bristol and West Archaeology	2016	359953	173326
427	25694	Archaeological watching brief	In 2017, Cotswold Archaeology carried out an archaeological watching brief at Plot ND7 Avon Street, Temple Quay.	Cotswold Archaeology	2017	359781	172771
428	25708	Archaeological evaluation	In 2017, Cotswold Archaeology carried out an archaeological evaluation at Plot ND6, Temple Quay.	Cotswold Archaeology	2017	359697	172819
429	25713	Archaeological watching brief	In 2018, Cotswold Archaeology carried out an archaeological watching brief at Plot ND6, Temple Quay.	Cotswold Archaeology	2018	359705	172813
430	25754	Building Survey	In 2018, Cotswold Archaeology carried out a historic building survey of the Old Soap Works, Old Bread Street, St Philip's.	Cotswold Archaeology	2018	359720	172894
431	25786	Desk-based assessment	In 2019, Pegasus Planning Group carried out an archaeological desk-based assessment of land at Unity Street, Old Market.	Pegasus Planning Group	2019	359795	173103
432	25789	Desk-based assessment	In 2019, CgMS Consulting carried out an archaeological desk-based assessment of land at Avon Street, St Philip's.	CgMS Consulting	2019	359961	172546
433	25793	Desk-based assessment	In 2019, CgMS Consulting carried out an archaeological desk-based assessment of land at Freestone Road, St Philip's.	CgMS Consulting	2019	360116	172626
434	25815	Desk-based assessment	In 2019, Cotswold Archaeology carried out an archaeological desk-based assessment of land at Silverthorne Lane and Avon Street, St Philip's.	Cotswold Archaeology	2019	360280	172466
435	25820	Desk-based assessment	In 2019, RSK Environment Ltd carried out an archaeological desk-based assessment of the former Soapworks building, Broad Plain.	RSK Environment Ltd	2019	359715	172905

436	25827	Desk-based assessment	In 2019, Cotswold Archaeology carried out a desk-based assessment of land at Old Market.	Cotswold Archaeology	2019	359808	173264
437	25835	Archaeological evaluation	In 2019, Worcestershire Archaeology carried out an archaeological evaluation on land at Avon Street, St Philips.	Worcestershire Archaeology	2019	359956	172546
438	25840	Desk-based assessment	In 2019, Wessex Archaeology carried out an archaeological desk-based assessment of the Trinity Road Police Station.	Wessex Archaeology	2019	360020	173376
439	25849	Archaeological watching brief	In 2019, Wessex Archaeology carried out an archaeological watching brief at Avon Street, St Philips.	Wessex Archaeology	2019	359661	172815
440	25850	Building Survey	In 2020, Worcestershire Archaeology carried out a historic building survey at Chanson Foods, Avon Street, St Philips.	Worcestershire Archaeology	2020	359983	172516
441	25852	Archaeological evaluation	In 2020, Wessex Archaeology carried out an archaeological evaluation of land at Unity Street, St Philips.	Wessex Archaeology	2020	359797	173109
442	25874	Archaeological watching brief	In 2021, L-P Archaeology carried out an archaeological watching brief on a site at Unity Street, Old Market.	L-P Archaeology	2021	359805	173114
443	25883	Building Survey	In 2022, Wessex Archaeology carried out a historic building survey of the former gas retort house at 65–71 Avon Street, St Philip's.	Wessex Archaeology	2022	360093	172538

APPENDIX 2: RELEVANT STATUTE, POLICY AND GUIDANCE

STATUTE

Scheduled Monuments

Scheduled Monuments are subject to the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which sets out the controls of works affecting Scheduled Monuments and other related matters.

Listed buildings

Listed buildings are buildings of *special architectural or historic interest* and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act *no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised*. Such works are authorised under Listed Building Consent. Under Section 66 of the Act *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses*.

Note on the extent of a Listed building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the *curtilage* of a building thus means that it is subject to the same statutory controls as the principal Listed building. Inclusion within this duty is not, however, an automatic indicator of *heritage significance* both as defined within the NPPF (2023) and within Conservation Principles. In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the *Listed building* (to include the building in the list and all the ancillary items) where they affect the special character of the *Listed building* as a whole.

Guidance is provided by Historic England on *Listed Buildings and Curtilage: A Historic England Advice Note* (Historic England 2016).

Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that *Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Section 72 of the Act requires *that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.

The requirements of the Act only apply to land within a Conservation Area, and not to land outside it.

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2023

NPPF (2023), Annex 2, defines a heritage asset as comprising:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and [non-designated] assets identified by the local planning authority (including local listing).

Designated heritage assets

Designated heritage assets include Scheduled Monuments, Listed buildings, Registered Parks and Gardens, Battlefields and Protected Wrecks. These are formally identified on the National Heritage List for England (NHLE), which is the only official and up-to-date register of protected buildings and sites.

Non-designated heritage assets

Non-designated heritage assets include monuments, buildings, parks and gardens, areas, sites, places or landscapes identified as having a degree of significance in the planning process. These are normally identified by the local planning authority through formally adopted lists of local heritage assets. Such 'local lists' include monuments identified by Historic Environment Records (HERs), as well as local buildings, cinemas, heritage assets at risk and parks and gardens not nationally protected by virtue of being on the NHLE register.

NPPF (2023) Paragraph 194 identifies 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.*

Defining Heritage Significance

NPPF (2023), Annex 2, provides a definition of *significance* for heritage policy. This states that heritage significance comprises *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance*

Archaeological Interest is also defined in **NPPF (2023), Annex 2**: *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.* Regarding 'levels' of significance the NPPF (2023) provides a distinction between: *designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.*

Historic England's Conservation Principles (2008) expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value.

Effects upon heritage assets

Heritage harm to designated heritage assets

NPPF (2023) does not define what constitutes *substantial harm*. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*.

Paragraph 25 clarifies that, with regard to *substantial harm*: *Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.*

NPPF (2023) Paragraph 199 notes that *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

NPPF (2023) Paragraph 201 notes that *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

NPPF (2023) Paragraph 202 clarifies that *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Heritage harm to non-designated heritage assets

NPPF (2023) paragraph 203 states that *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

NPPF (2023) paragraph 205 states that *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

NPPF (2023) paragraph 207 states that *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the*

relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Heritage benefit

Not all developments affecting heritage assets will lead to harm to those assets, and the NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit.

NPPF (2023) Paragraph 206 notes that *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Historic England Good Practice Advice Note 3 (GPA3; see Guidance below) notes that 'good design may reduce or remove the harm, or provide enhancement' (**GPA3, paragraph 28**). **Historic England's Conservation Principles (CP; 2008)** states that *Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced (CP Paragraph 84).*

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in *Conservation Principles*.

LOCAL PLANNING POLICY

Bristol City Council Planning Policy

At the time of writing the Bristol Local Plan was under review, with proposed policy CHE1: Conservation and the Historic Environment proposing some modest changes to the wording of Policy DM31 below, including a requirement for clear and convincing justification for the loss of archaeological significance. However, at the time of writing (December 2023) this new policy had not been adopted. For the present time the Bristol Development Framework (BDF) Core Strategy (BCS), adopted June 2011, is the primary document detailing policy on the Historic Environment in the City, and the heritage policies within this are currently identified as policies that are to be retained in the new Local Plan. The Site Allocations and Development Management Policies Local Plan, adopted July 2014, contains the detailed policy in respect of Heritage Assets and implementation of BCS22. The key heritage policies flowing from these documents are detailed below.

Bristol Core Strategy Policy BCS22

Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:

- *Scheduled ancient monuments;*
- *Historic buildings both nationally and locally listed;*
- *Historic parks and gardens both nationally and locally listed;*
- *Conservation areas;*

- *Archaeological remains.*

The policy notes that designated conservation areas and heritage assets will continue to be protected through national legislation, whilst more specific policies and proposals for the protection and enhancement of heritage assets will be outlined in detailed local policies through the Site Allocations and Development Management DPD. In this respect, BCS22 notes that *Supplementary Planning Document (SPD) 7 Archaeology and Development* (Bristol City Council, 2006), *PAN15 Responding to Local Character – A Design Guide* (1998), and *Conservation Area Enhancement Statements* (1993) - until superseded by *Conservation Area Character Appraisals* - will continue to be used to guide decisions on development proposals.

Site Allocations and Development Management Policies Local Plan

Policy DM31: Heritage Assets

General principles

Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.

- **Archaeology:** *Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.*
- **Listed Buildings:** *Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.*
- **Conservation Areas:** *Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.*
- **Registered Historic Parks and Gardens:** *Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.*
- **Locally important heritage assets:** *Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.*

Understanding the asset

Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.

Conserving heritage assets

Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

- Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset;*

- ii. *Demonstrate that the works proposed are the minimum required to secure the long term use of the asset;*
and
- iii. *Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and*
- iv. *Demonstrate how the local character of the area will be respected.*

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

- i. *Instigate a programme of recording of that asset; and*
- ii. *Ensure the publication of that record in an appropriate form.*

GUIDANCE

Good Practice Advice

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and GPA 3 – The Setting of Heritage Assets.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing *heritage significance* as part of the application process. Paragraph 8 notes *understanding the nature of the significance is important to understanding the need for and best means of conservation*. This includes assessing the extent and level of significance. GPA2 notes that *a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so*.

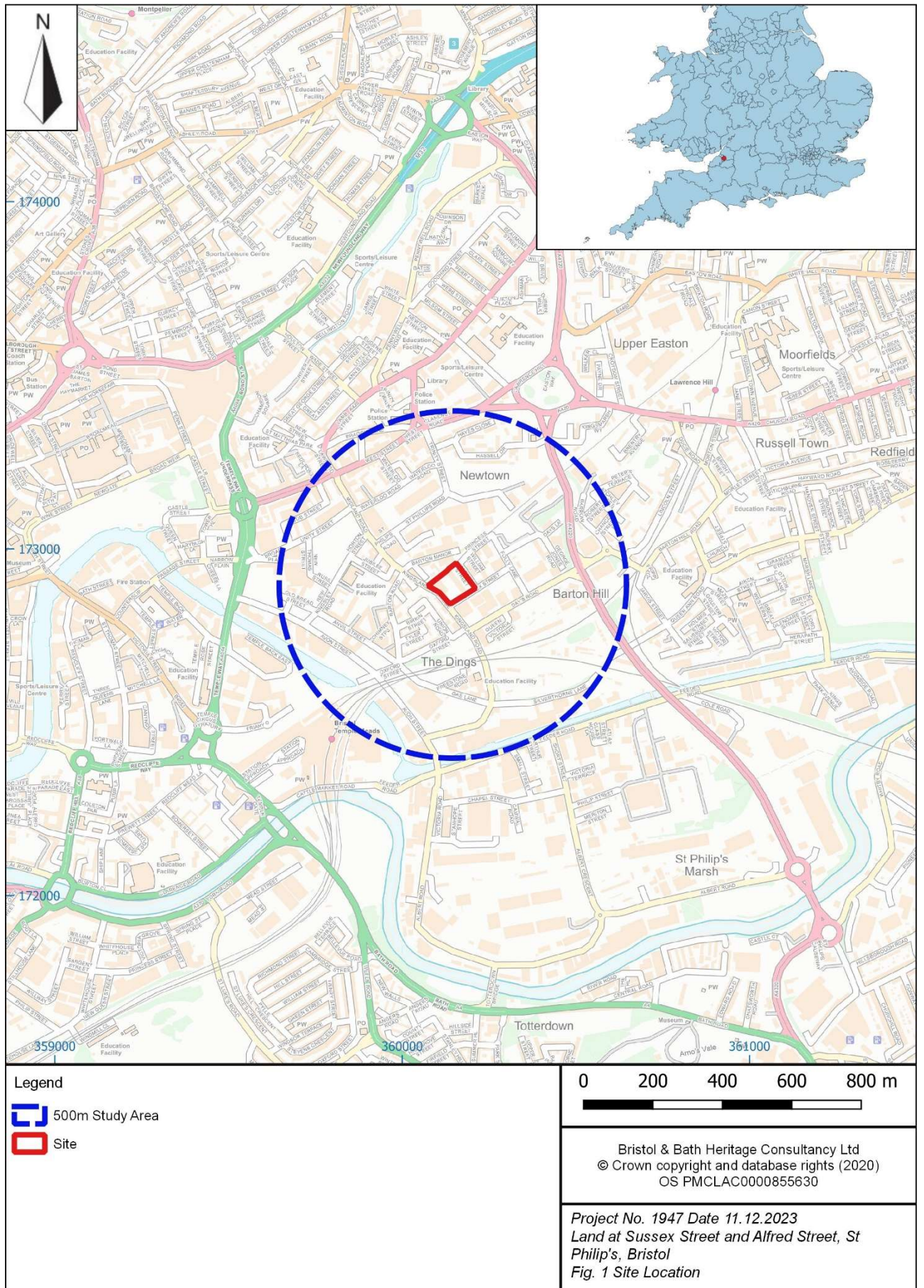
GPA3 – The Setting of Heritage Assets

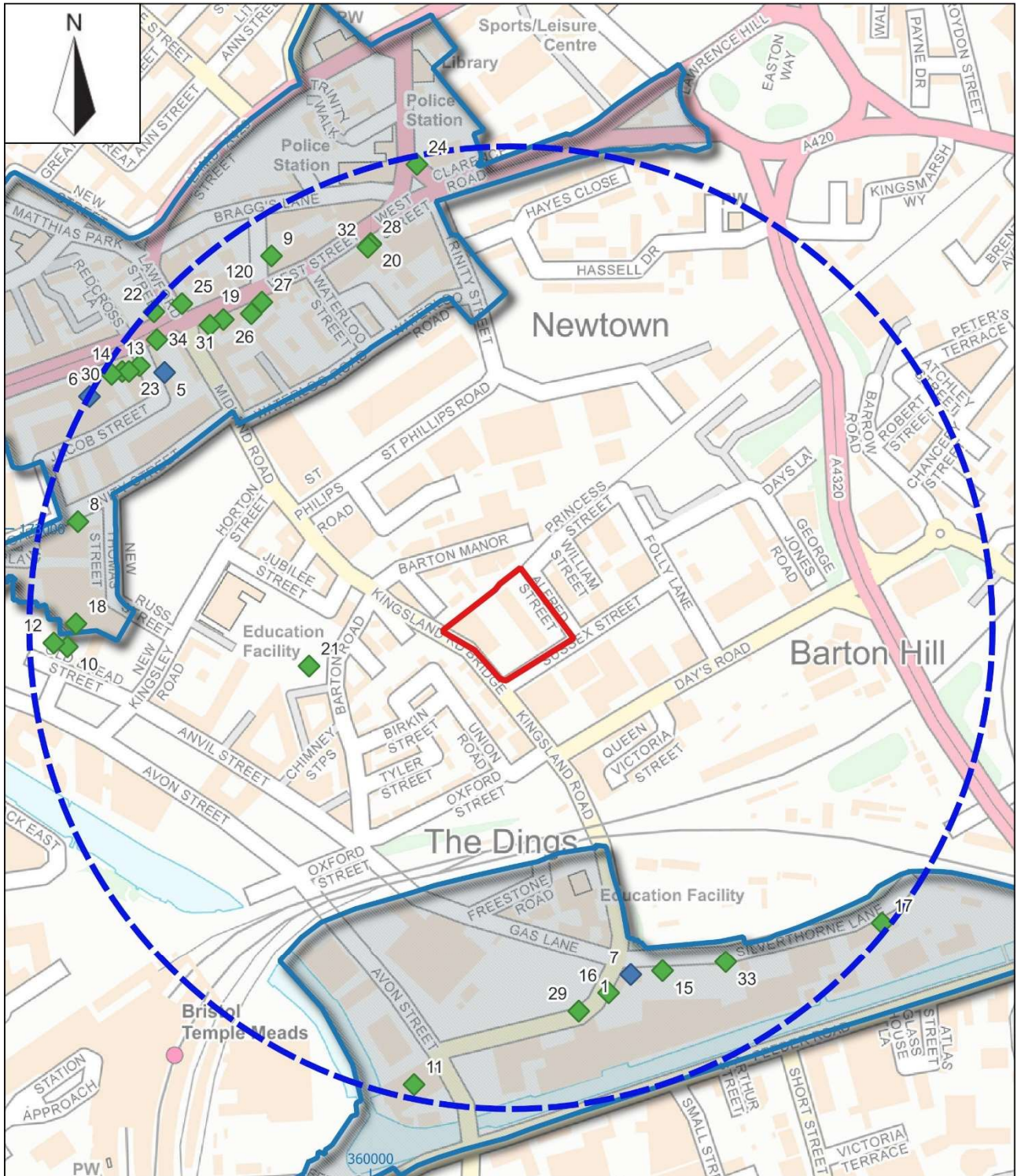
The *setting* of a heritage asset comprises *the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF (2023), Annex 2)*. Thus, it is important to note that *setting* is not a heritage asset: it may contribute to the value of a heritage asset.

GPA 3 sets out a logical, five-step process for identifying and assessing the contribution setting makes to the significance of heritage assets, and for assessing the potential effects development might have upon that significance. These steps are:

- **Step 1:** Identify which heritage assets and their settings are affected;
- **Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

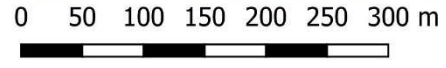
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm;
- **Step 5:** Make and document the decision and monitor outcomes.





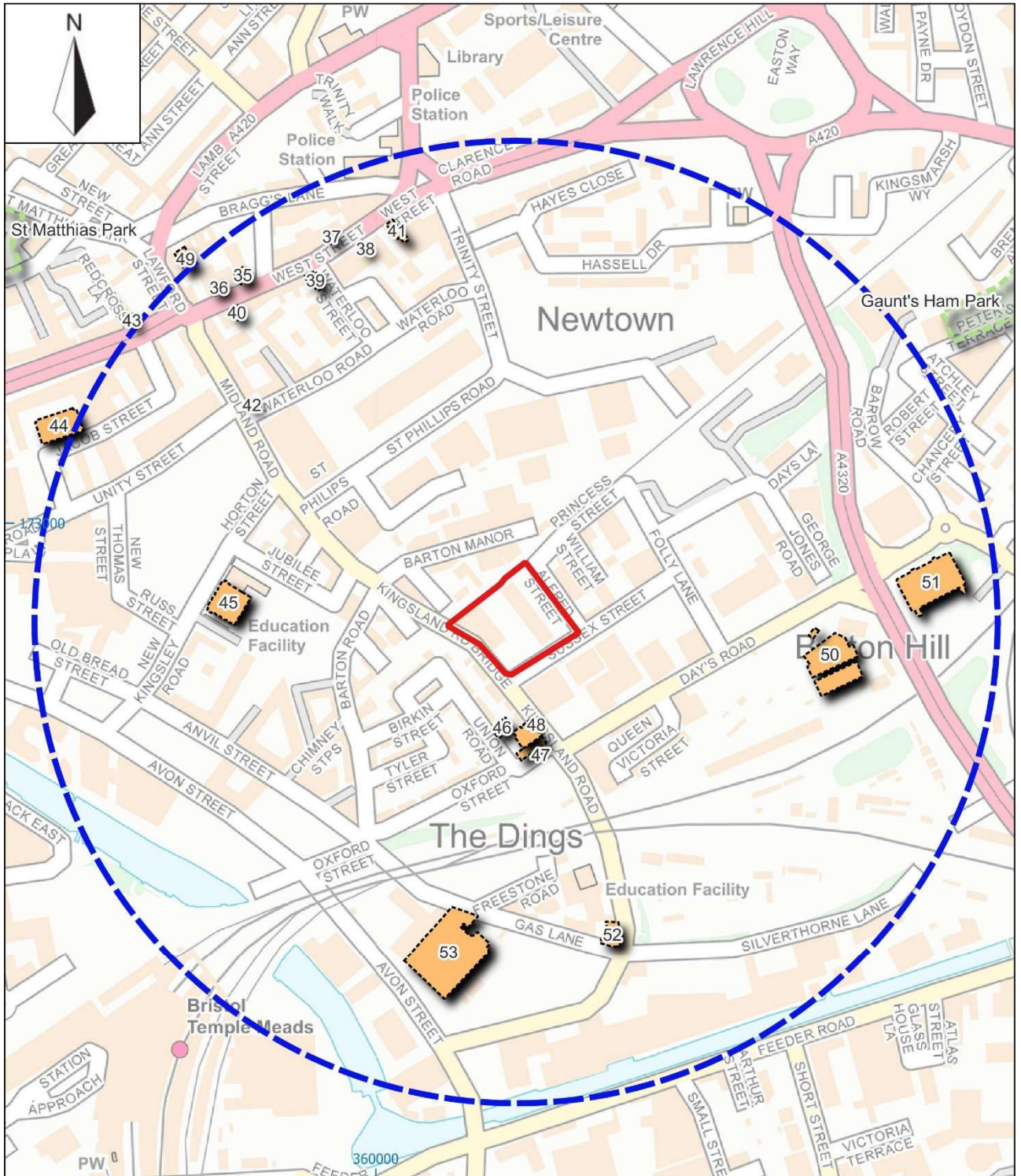
Legend

- 500m Study Area
- Site
- Conservation Areas
- ◆ Listed buildings
- ◆ Grade II
- ◆ Grade II*

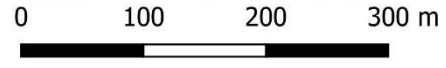


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 Land at Sussex Street and Alfred Street, St
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 Fig. 2 Designated Heritage Assets

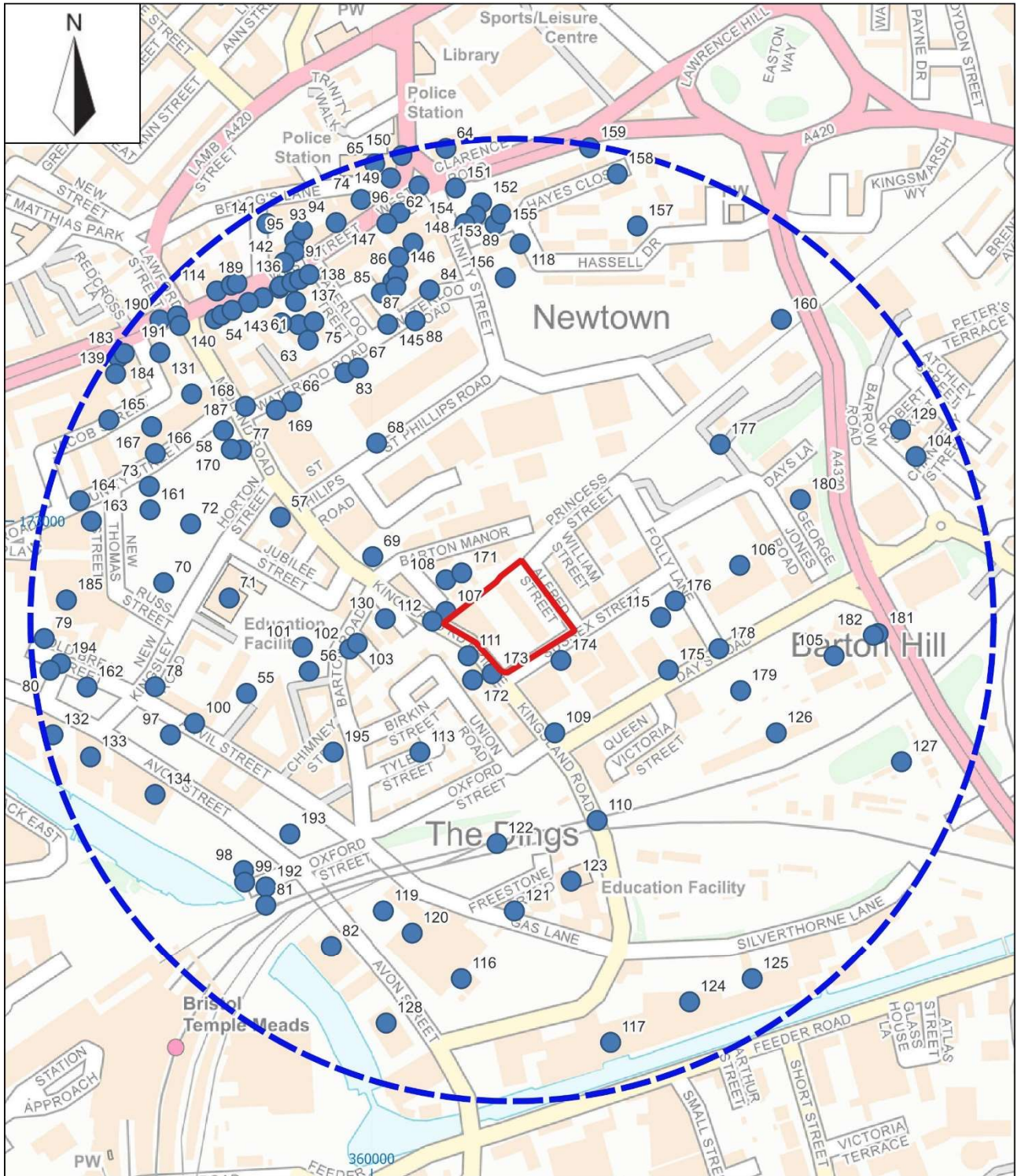


- Legend**
- 500m Study Area
 - Locally listed buildings 500m
 - Site
 - Local historic parks

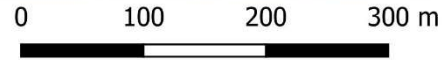


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 Fig. 3 Locally Listed Heritage Assets

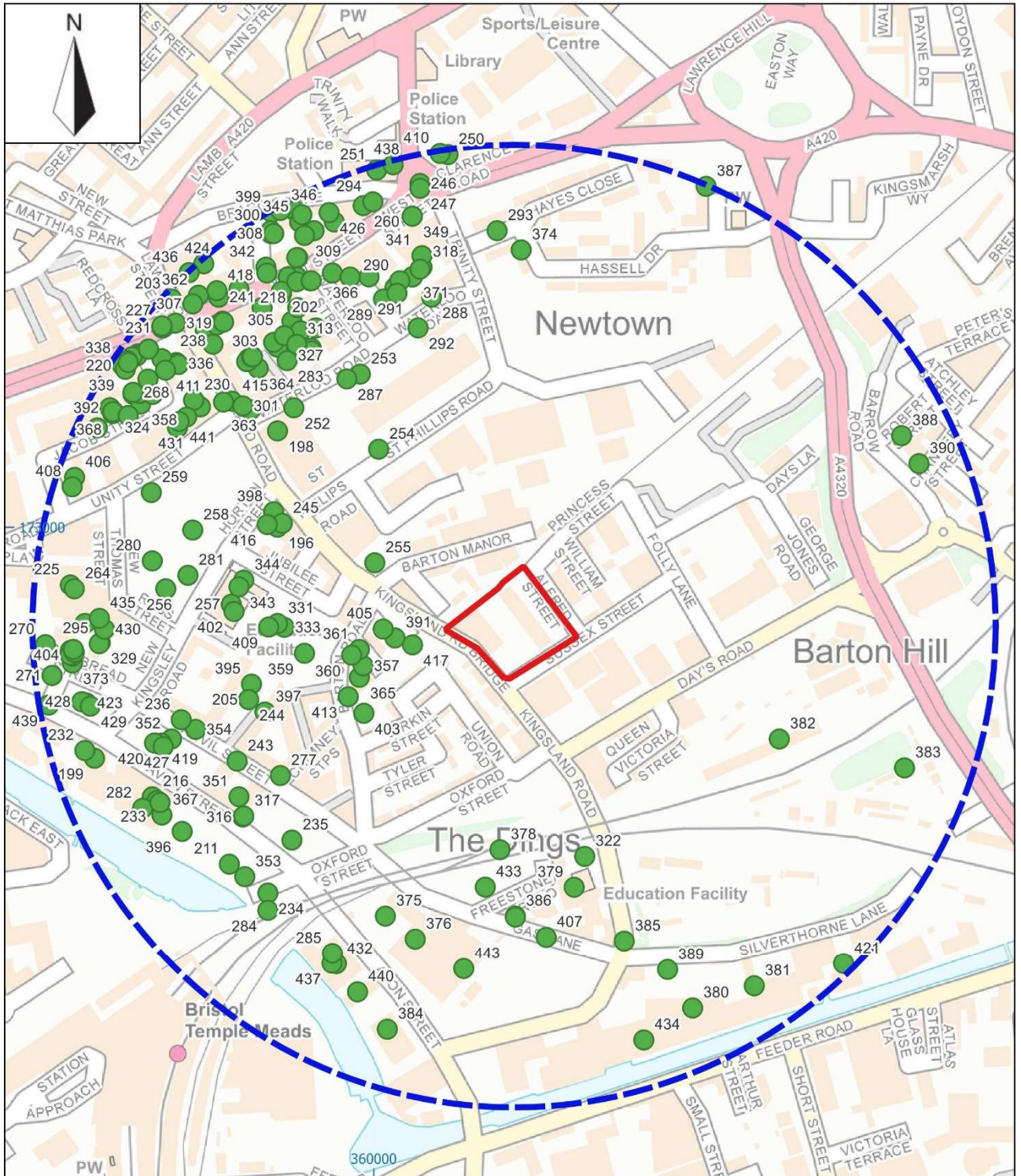


- Legend
- 500m Study Area
 - Site
 - HER_monuments

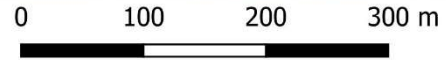


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Fig. 4 Historic Environment Record Monuments

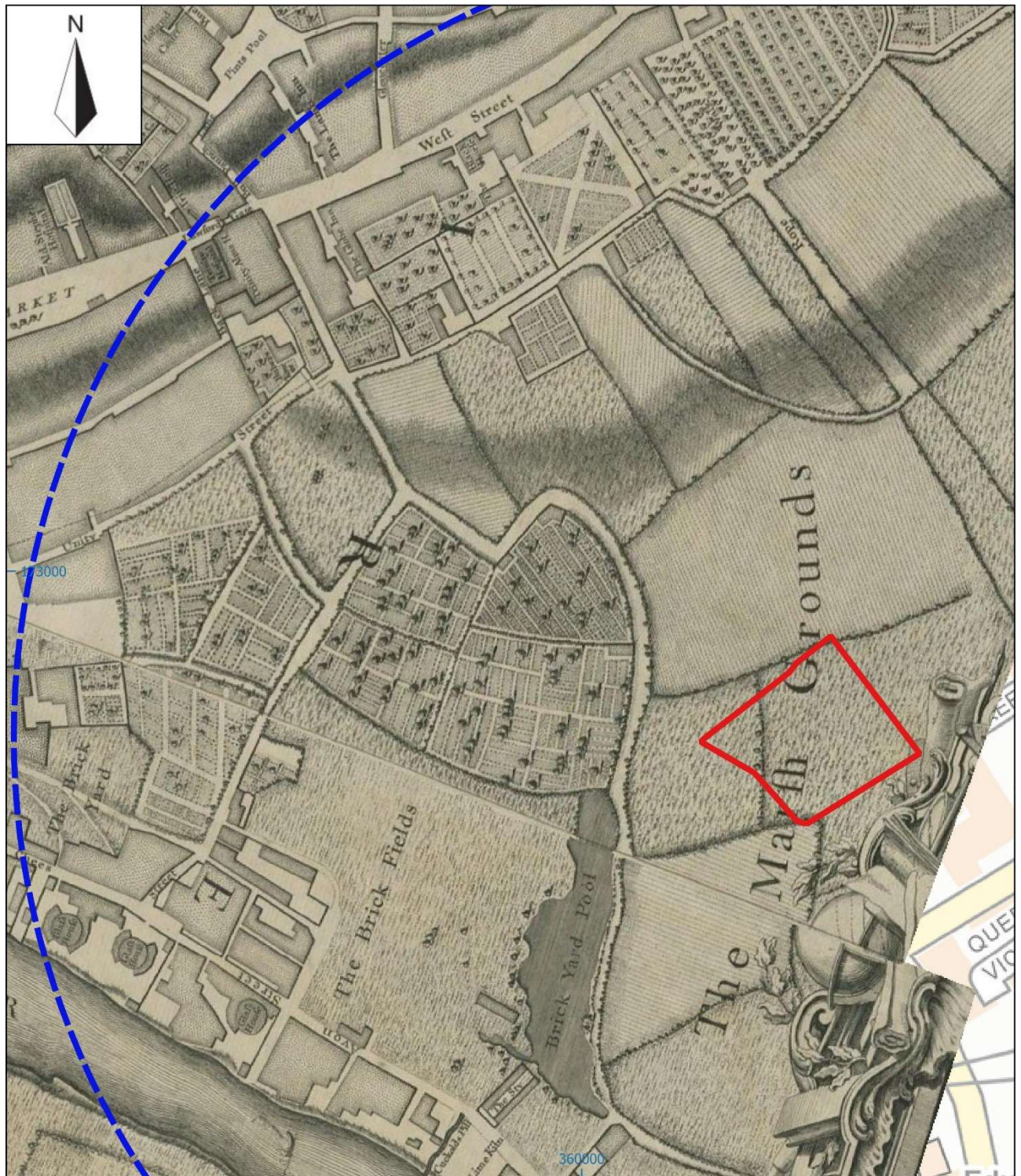


- Legend**
- - - 500m Study Area
 - Site
 - HER_events



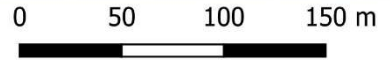
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 Fig. 5 Historic Environment Record Events



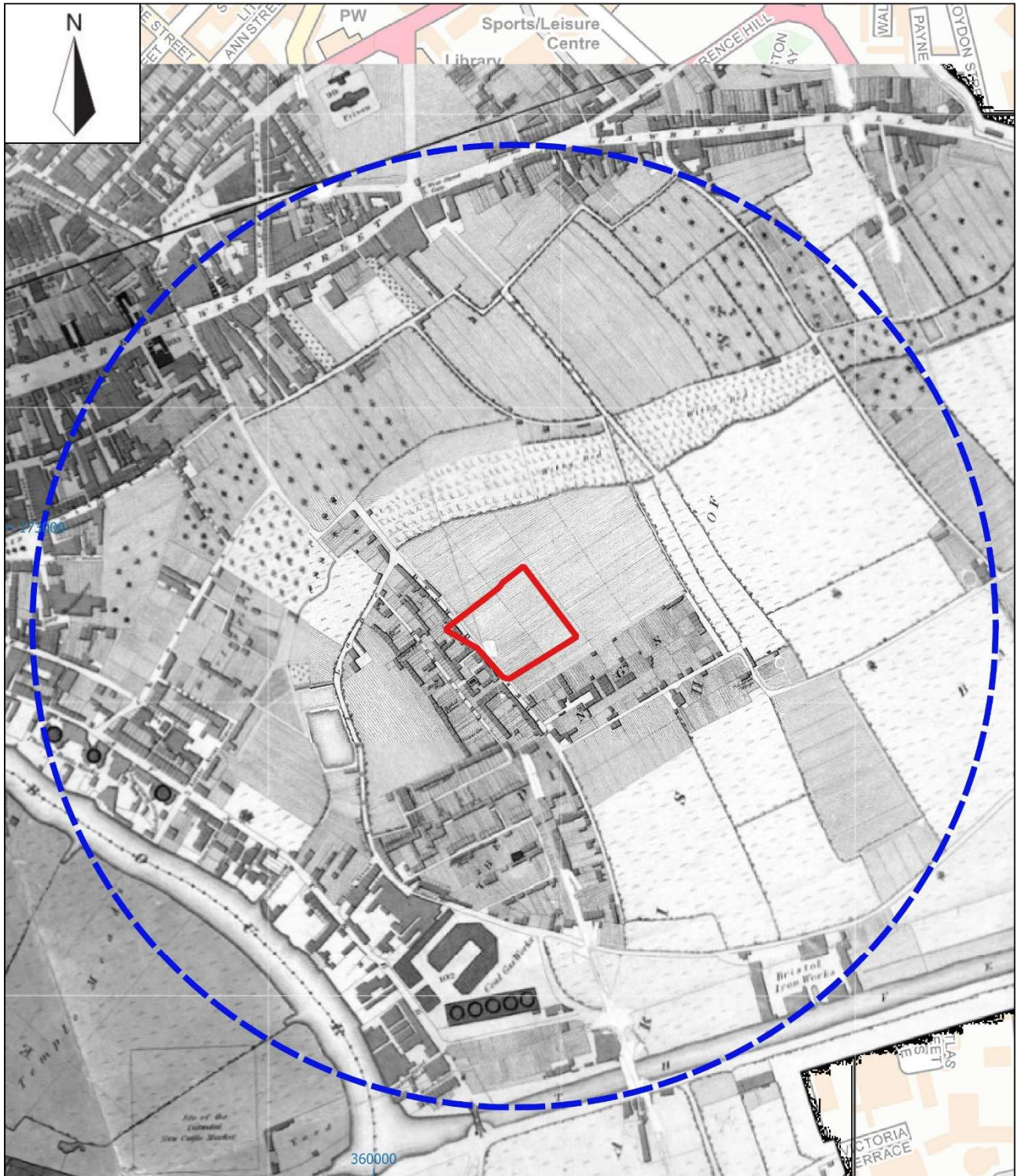
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-  500m Study Area
-  Site



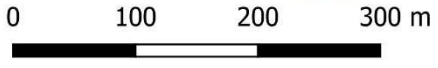
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Fig.6 Extract from Rocque's 1743 map



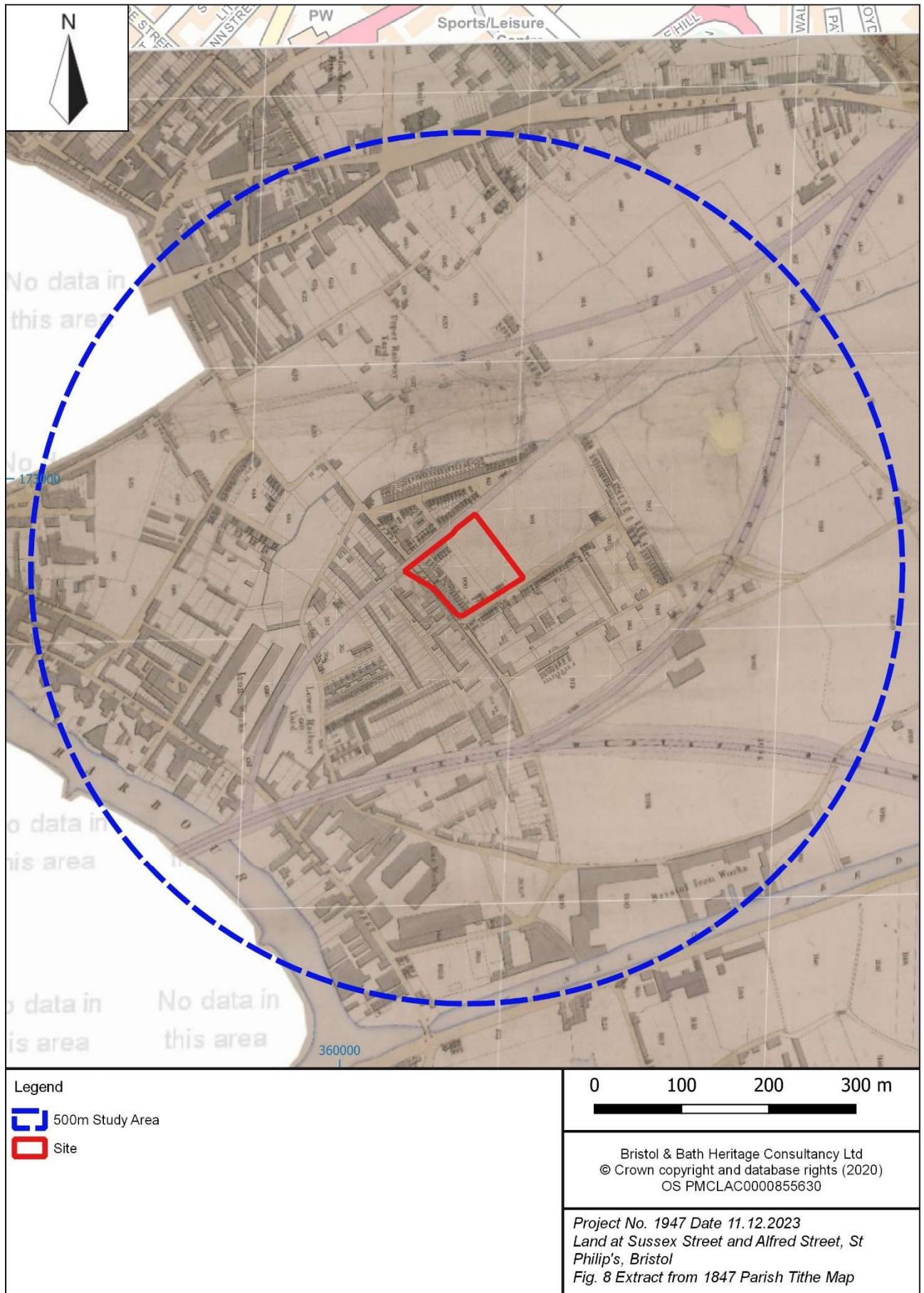
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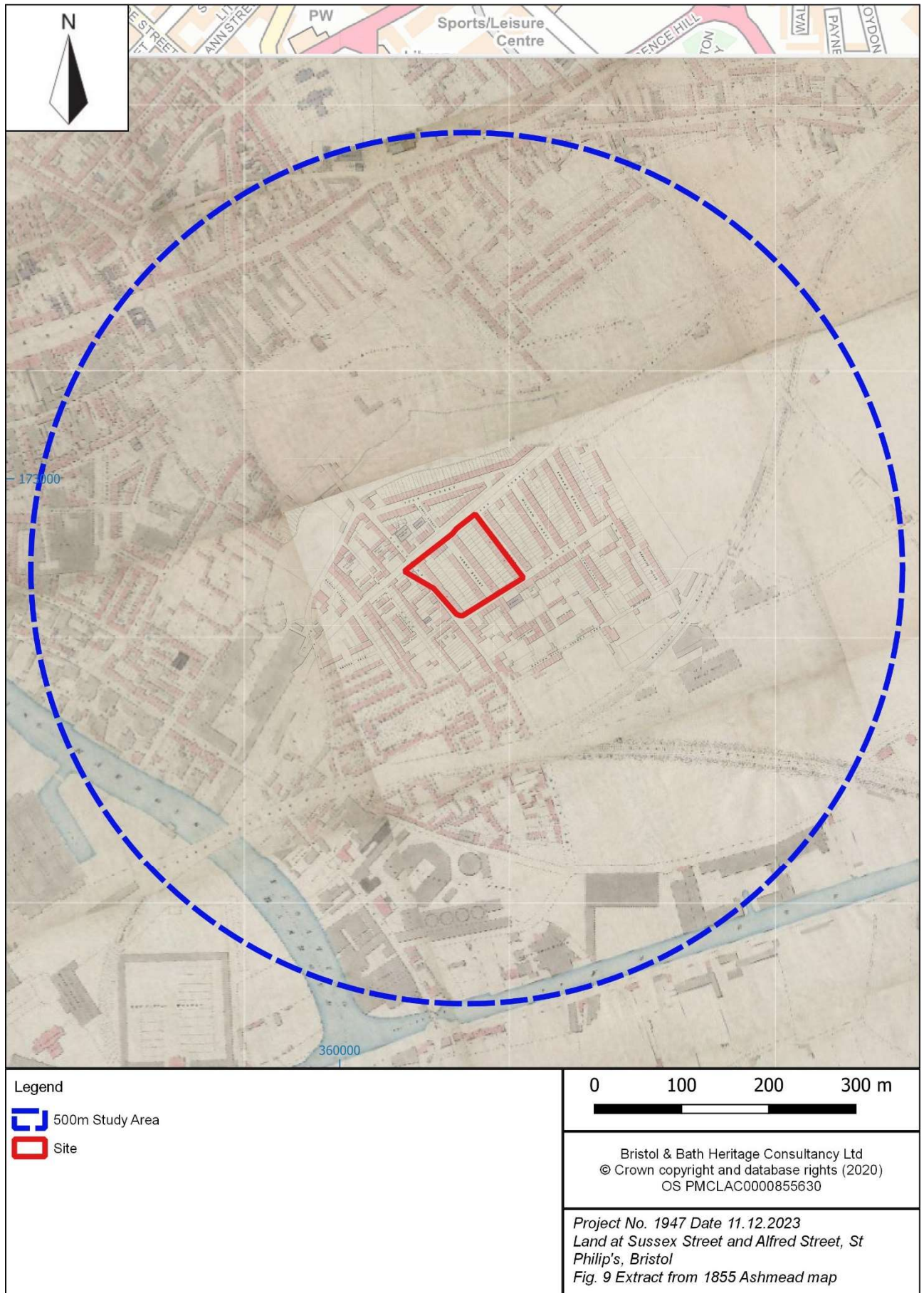
-  500m Study Area
-  Site

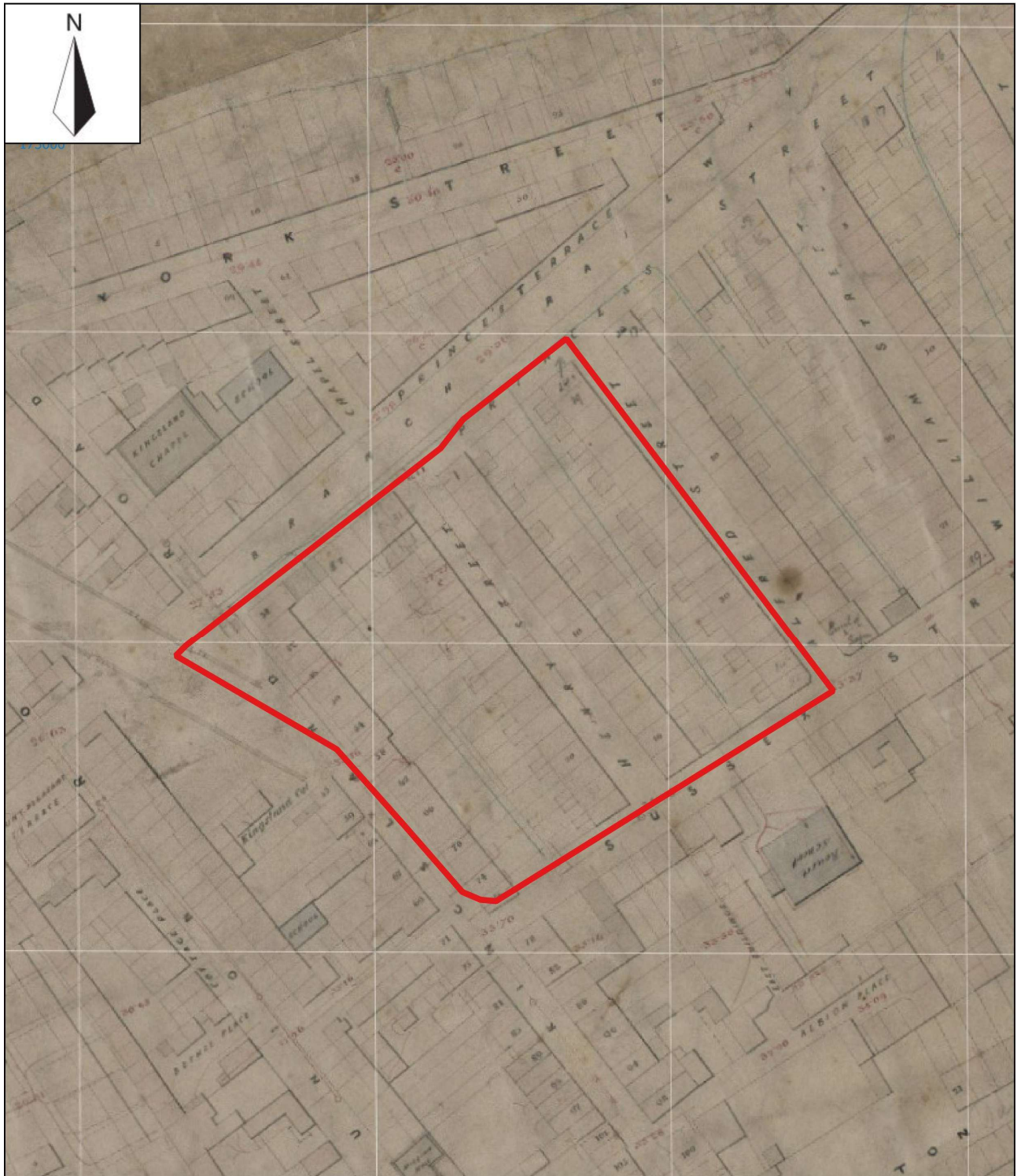


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 Fig. 7 Extract from 1828 Ashmead map

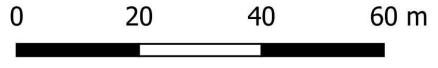






Legend

-  500m Study Area
-  Site



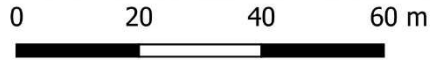
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Fig. 10 Extract from 1874 Ashmead map



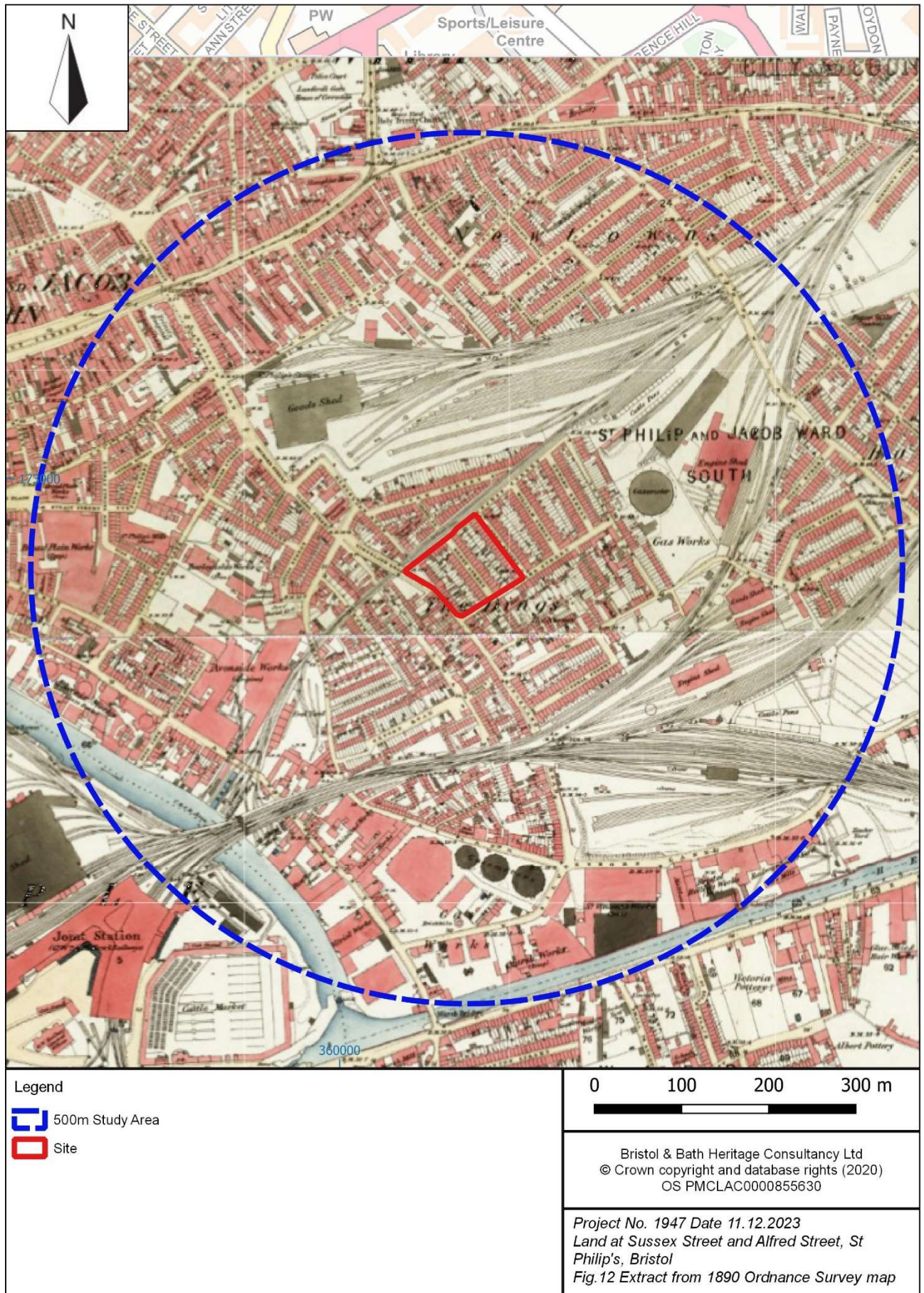
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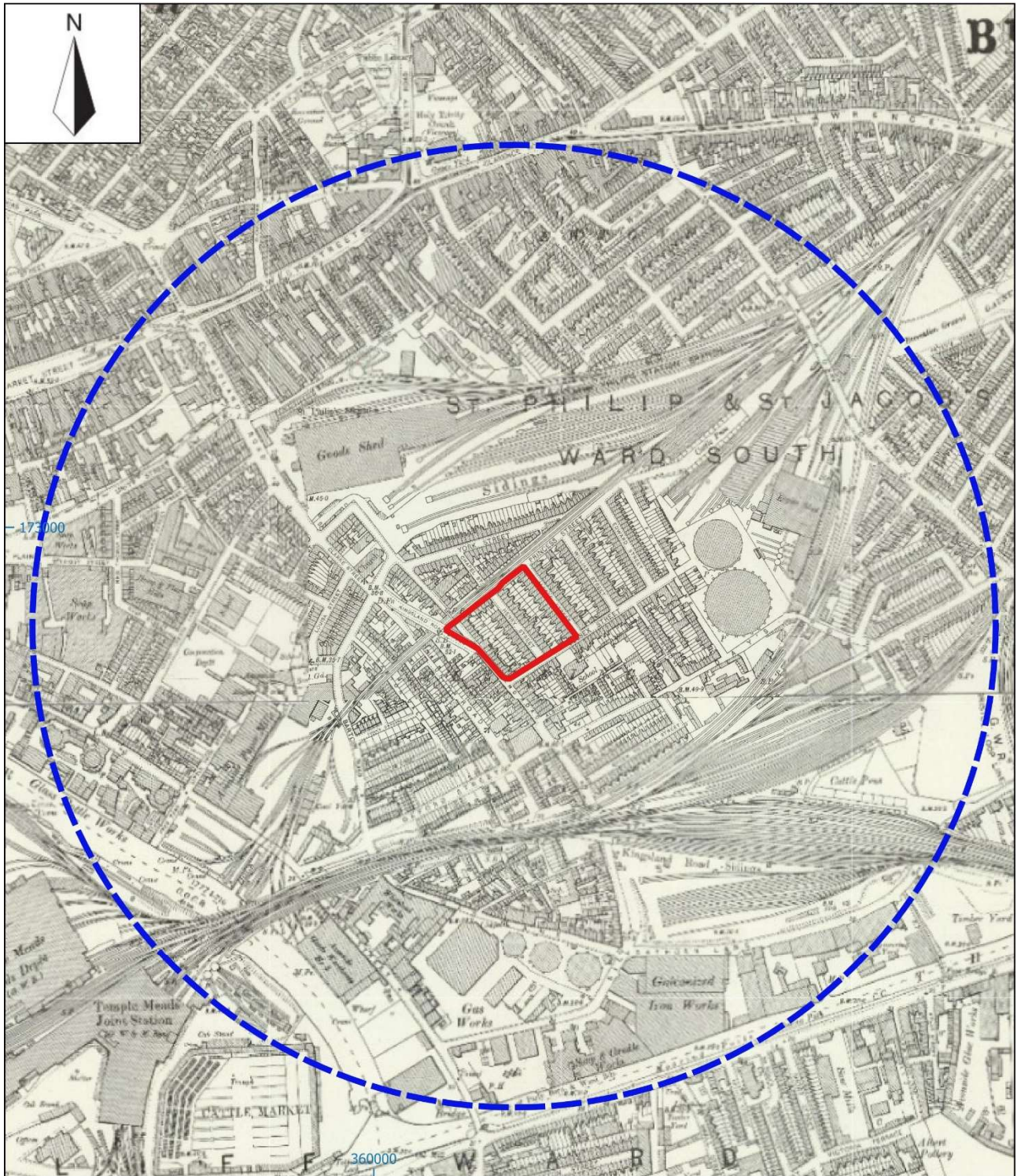
-  500m Study Area
-  Site



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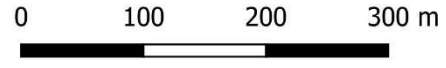
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Fig. 11 Extract from 1885 Town Plan





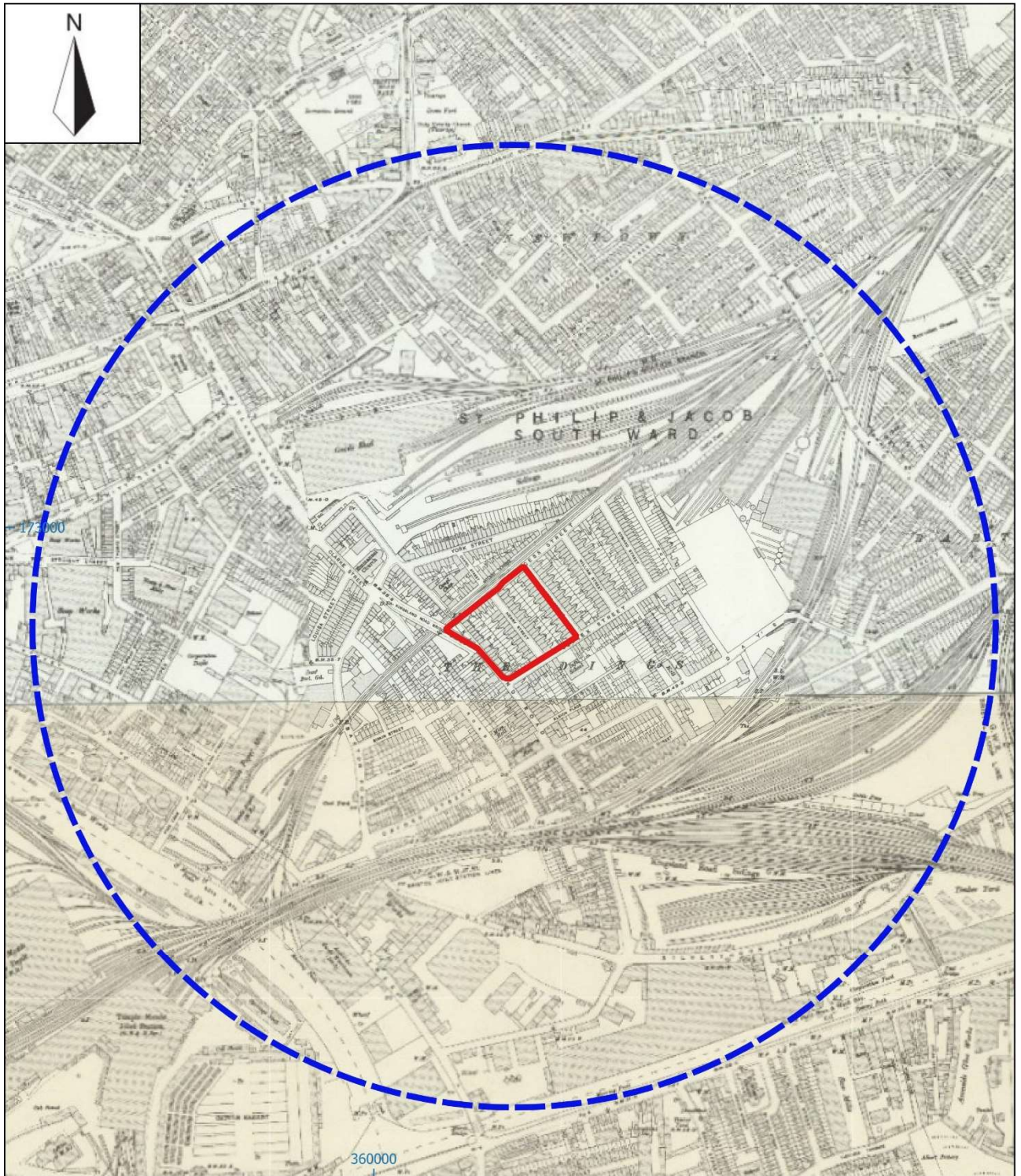
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-  500m Study Area
-  Site



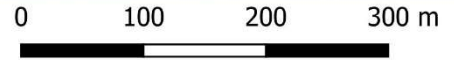
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Fig.13 Extract from 1903 Ordnance Survey map



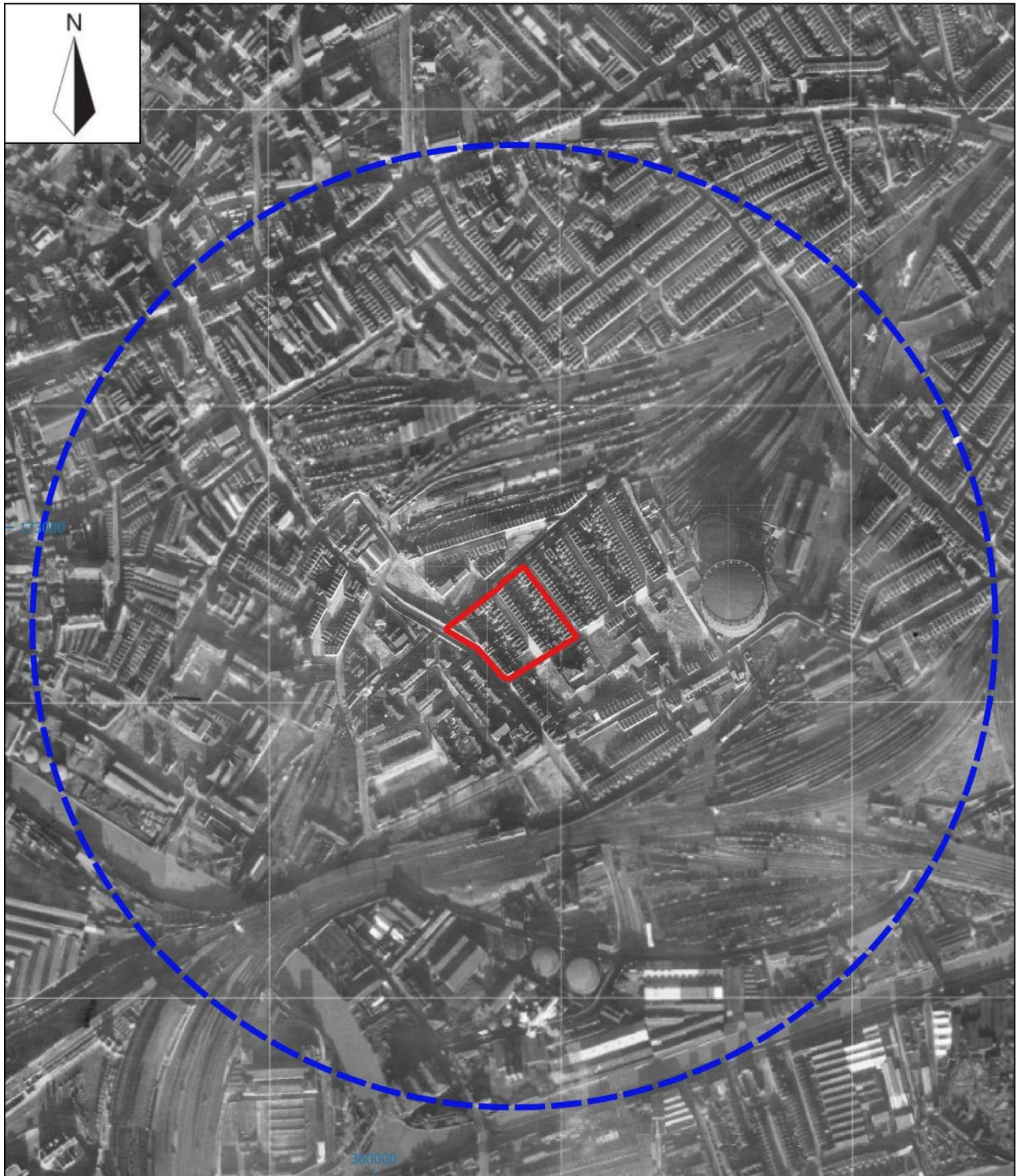
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-  500m Study Area
-  Site



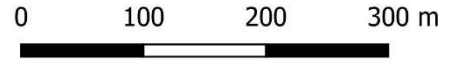
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Fig.14 Extract from 1918 Ordnance Survey map



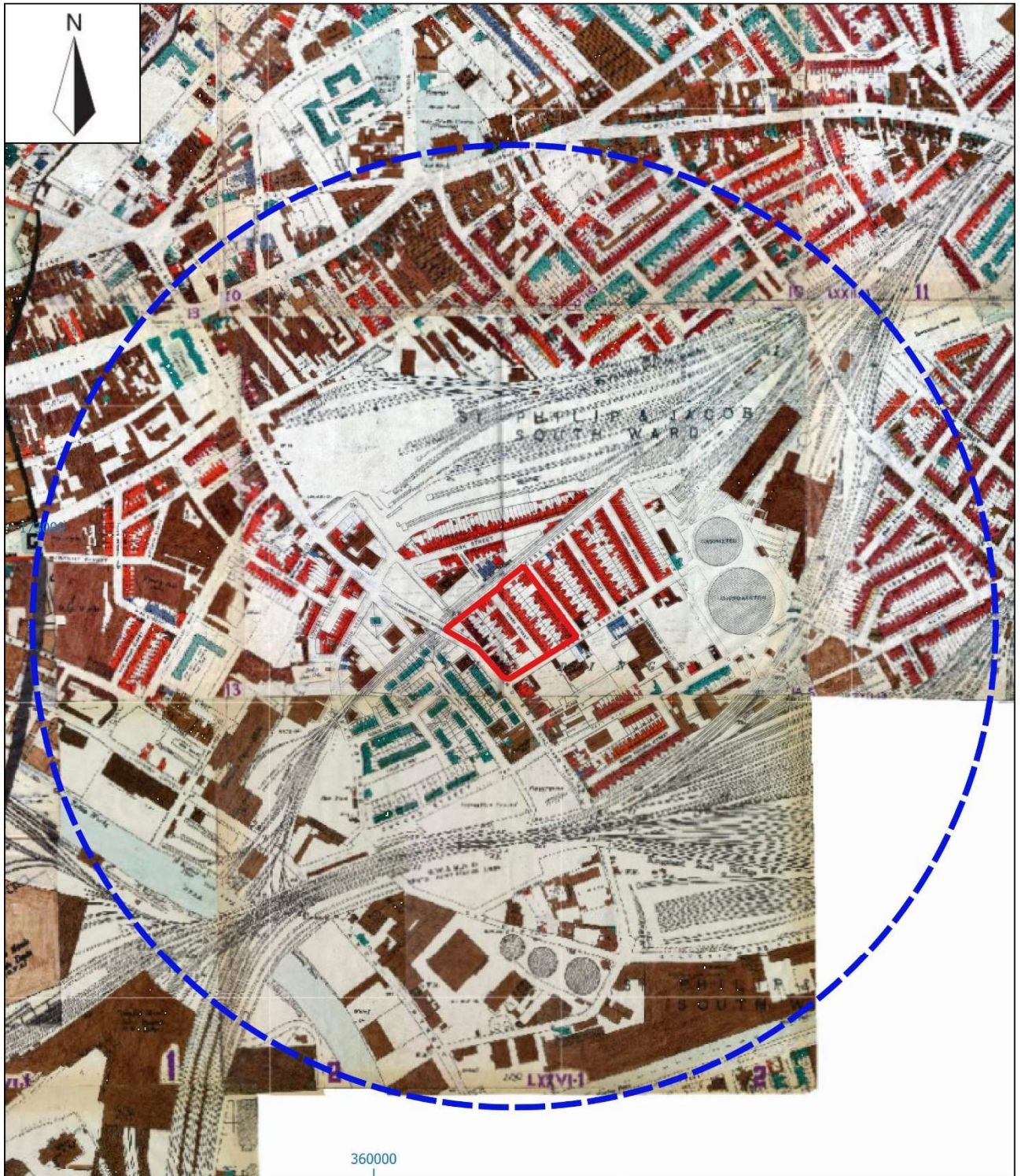
Legend

-  500m Study Area
-  Site



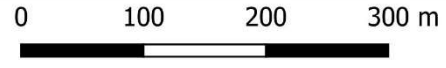
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Fig.15 Extract from 1916 aerial photograph (KYP)



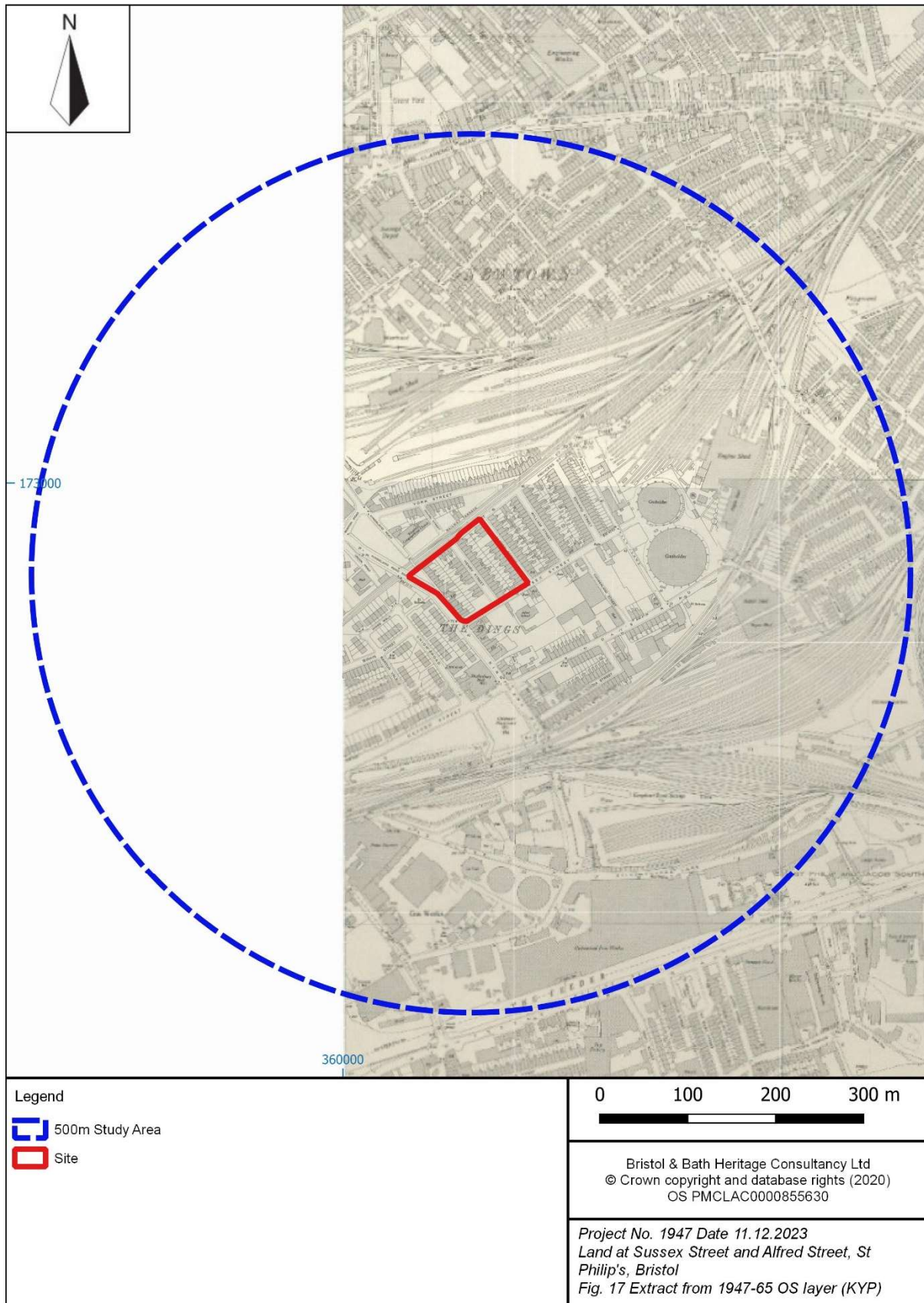
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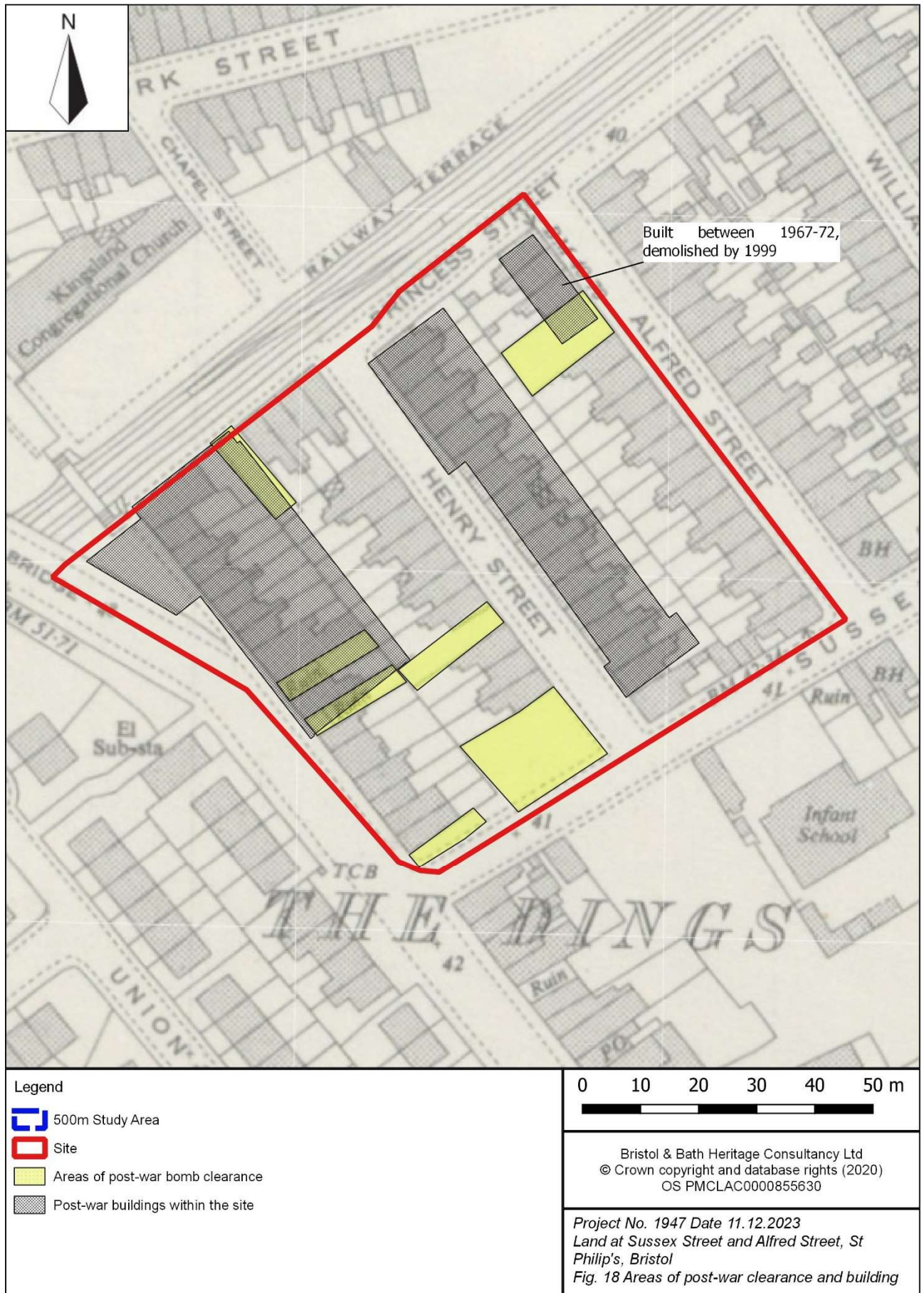
-  500m Study Area
-  Site



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Land at Sussex Street and Alfred Street, St
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Fig.16 Extract from 1950s Town Plan layer (KYP)





Built between 1967-72,
demolished by 1999

Legend

-  500m Study Area
-  Site
-  Areas of post-war bomb clearance
-  Post-war buildings within the site

0 10 20 30 40 50 m

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Land at Sussex Street and Alfred Street, St
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Fig. 18 Areas of post-war clearance and building

