

Land at St Michael on the Mount Memorial Hall, Park Lane, Bristol

Archaeological Desk-Based Assessment and Heritage Statement

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Avon Archaeology Limited

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Vertical aerial image of the site and its immediate environs. At the very bottom of the frame is the yellow-painted south-eastern frontage of the Manor House, and the main roof of St Michael's Parish Hall is seen in the middle of the image. The buildings and main playground of St Michael's Primary School are seen at the very top of the frame. The study site itself, represented by the present concrete scout hut, is barely visible under heavy vegetation towards lower left. The south-eastern end of its roof is just about visible. South-east is at the top of this image. *Reproduced by kind permission of Andy Hay.*

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Heritage Statement



Abbreviations

aOD	Above Ordnance Datum
BGS	British Geological Survey
BHER	Bristol Historic Environment Record
BRO	Bristol Record Office
KYP	KnowYourPlace (online historic mapping resource)
MYA	Million Years Ago
NHL	National Heritage List
NMP	National Mapping Programme
OS	Ordnance Survey
PRN	Primary Record Number



ABSTRACT

Avon Archaeology Limited was commissioned by Claire Miller, of Askew Cavanna Architects Ltd., to undertake an Archaeological Desk-Based Assessment, and Heritage Statement, relating to a proposal to redevelop part of the site of St Michael on the Mount Memorial Hall, Park Lane, Bristol. The proposal will involve the demolition of a currently dilapidated and disused former scout hut at the rear (ie north-eastern gable end) of the Memorial Hall, and its replacement with a new-build structure housing a dance hall, and associated facilities including WCs, storage, and office space. The present report will form part of the formal planning submission for the proposed project to the local authority.

The study has found that the Memorial Hall was constructed in 1925 on land formerly part of the lower garden of a property known as The Manor House, a listed building of 17th century date but possibly on a far earlier site. The present scout hut which forms the core of the study site itself is of late 1940s/early 1950s build, and it lies within a former garden plot relating to a house first recorded in the 17th century, although possibly of earlier origin. This house appears to have been destroyed during WW2, and its site left vacant until the scout hut was constructed over part of its garden space. Inspection on the ground suggests that the site has been heavily terraced, to take account of the significant downward gradient to the south. The local authority HER records no archaeological finds either within the boundary of the study site itself or nearby. There are however, individual, and groups of, listed buildings in the immediate vicinity, and the Parish Hall is an unlisted building of merit.

The new building will be for the most part of lightweight, timber construction and will sit on exactly the same footprint as the present scout hut. Groundworks are likely to have a low impact, because in the upper part of the building it is intended to re-use at least part of the existing base-slab; and while the slab for the lower structure is likely to need complete renewal, ground reduction there, for that purpose, ought not to be significant. And we think it highly likely that any



necessary intrusive work for either the lower or upper parts of the building, because of the earlier terracing, will encounter ground that is either made-up, or already heavily truncated.

*It is our view that the site therefore offers a **low potential** for the survival of in situ archaeological features, deposits and structures.*



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NOTES

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1 INTRODUCTION

1.1 Avon Archaeology Limited was commissioned by Claire Miller, of Askew Cavanna Architects Ltd, to undertake an archaeological desk-based assessment, and heritage statement, relating to land at the rear (ie the north-eastern gable end) of the St Michael on the Mount Memorial Hall at Park Lane, Bristol (**Figure 1**). The project forms part of an intended planning application for the demolition of the current scout hut on the site, which is in a very poor state of repair, and its replacement with a new-build hall which is to be used for dance training and education by local community groups. Designs for the new structure are far from finalisation, but it is intended that it should be a lightweight, wooden-framed structure, with the higher-level element constructed off the slab base of the existing scout hut, and the lower part, at the south-eastern side of the site, on the same footprint as an existing slab, but the slab itself to be renewed on that part of the site. Because of the change of level, the part of the new building at its south-eastern end will in effect be two-storey, with the lower storey acting effectively as an unlit undercroft or cellar, which will be used for secure storage.

1.2 The total site area encompasses something in the order of 177m², and it extends north-westward from the north-western side of a modern, north-eastern extension of the original Memorial Hall building (**Figure 2**). The centre of the site is given by OS NGR ST 58457 73279, and the postcode is BS2 8BE.

1.3 There are no Scheduled Monuments or listed buildings within the site boundary itself; however, the originally medieval church of St Michael lies immediately to the east of the site, to which the Memorial Hall originated, in effect, as a parish hall attached to the church. The church itself, although now redundant for formal worship and indeed in private ownership as an events venue, remains Grade II* Listed, and immediately to the north-west of the site stands the so-called Manor House, of supposedly late 17th century date, and again, Grade II* Listed despite having been badly damaged by fire, and heavily altered for multiple

occupancy residential accommodation, in modern times. Other listed buildings lie very close by to the north-east of the site, lining the south-western side of St Michael's Hill (see further below, **Archaeological Background**). The site also lies within the St Michael's Hill and Christmas Steps Conservation Area, and in fact virtually on its boundary with the Tyndall's Park CA, its immediately neighbouring CA to the north and west. However, while the St Michael's Hill CA has, since 2008, had a formal Character Appraisal, no such statement as yet exists for the Tyndall's Park CA (BCC 2008). While not itself protected by formal statutory listing, nonetheless the Memorial Hall, which will be most directly impacted by the proposed development, is designated by the CA Character Appraisal as an Unlisted Building of Merit, and as such it is formally entered on the local list of such structures (BCC 2008, 42-43).

1.4 An OASIS record, which will eventually be linked to the Archaeology Data Service, has been opened for this project, under reference number avonarch2-516722.

2 METHODOLOGY

2.1 The methodology adopted here has been framed according to the main tenets outlined in the relevant guidance document issued by the CIfA for this kind of project: this is the *Standard and guidance for Historic Environment Desk-Based Assessment*, last substantively revised in January 2017. Searches were made of the indices of the collections of the Bristol Record Office, and a variety of online bibliographic resources, most notably JISC Library Hub Discover, the Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise¹. In addition, a search was undertaken by Peter Insole, Archaeological Officer for Bristol City Council, and on

¹<https://discover.libraryhub.jisc.ac.uk/>; <http://archaeologydataservice.ac.uk/>; www.scholar.google.com



behalf of AAL, of the relevant section of the Bristol Historic Environment Record, and the results are presented in the **Appendix**. The search was made for historic and archaeological sites, and interventions, in the vicinity of the site. Finally, the online database of the Aerial Archaeology Mapping Explorer was consulted, but central Bristol, and indeed a large swathe of territory to its south, shows only as a blank space on that system.

3 TOPOGRAPHY AND GEOLOGY

3.1 A full topographical survey of the site has been undertaken as an element of the development project. It comes as no surprise that the ground slopes down from north-west to south-east, since that is the general slope of St Michael's Hill. The original slope profile both on the site, and indeed, in the immediate vicinity, will have been lost centuries ago, mainly through terracing for the construction of buildings, most notably St Michael's church itself. Values at the north-western end of the site centre around just under 51m aOD, dropping to just under 48m aOD at the south-eastern end. This is over a total horizontal distance of just under 17m. However, the major change in level comes at 12m to the south-east of the wall which marks the north-western boundary of the site, because this is effectively a vertical drop of nearly 3m.

3.2 The geological context of the site, as presented by the British Geological Survey online GeoIndex resource, consists of strata of the Quartzitic Sandstone Formation. BGS describes the basic physical characteristics of this deposit as

Hard pale grey quartzitic sandstones with grey mudstones, seatearths and thin carbonaceous or coaly beds.

These beds date to that subdivision of the upper Carboniferous Period designated the Namurian, and were traditionally known locally as the Brandon Hill Grit (Green 1992, 45-47).

3.3 The BGS website does not, unfortunately, indicate any borehole log data anywhere near the study site, the closest being about 90m to the north-west, within a part of the University of Bristol campus around Tyndall's Park. The exact position of the borehole is given by OS NGR ST 58390 73360. The log for this bore shows that it was just over 53m in depth, but somewhat surprisingly, it does not appear to have recorded any made-up ground in the upper horizons – the existence of the Carboniferous quartzitic sandstone suggested by Green 1992 in this general area, is confirmed, appearing at the very start of the bore, and it extended in this location initially to a depth of just over 4.5m. The bore log is also deficient in that, unfortunately, it does not provide the aOD value for the ground level height from which the bore was taken.

3.4 In terms of the general topography, it is clear that the original slope profile on either side of the road which forms St Michael's Hill, has long been lost, due to intensive terracing to allow the construction of houses, mainly from the 18th and 19th centuries. The site of St Michael's church itself is likely to have been heavily terraced, and indeed its crypt is the direct result of that process. The centre of the road line, which of course has not been developed and is likely to be on an alignment of at least medieval date, may, however, represent a gradient that is not dissimilar to the original, natural slope of this south-eastern flank of the hill.

4 HISTORICAL BACKGROUND

4.1 Since the site lies within the purview of St Michael's church, it is important to set some background historical context for that building and its landscape setting. However, since the church and its history have been treated in detail elsewhere, only a brief review will suffice for present purposes. We will then move on to look in more detail at the history and development of the site itself.

St Michael on the Mount – General

4.2 On the face of it, there seems to be no good reason why a church should have been founded, perhaps at some point in the late 12th century, possibly under the auspices of Tewkesbury Abbey, on what would then have been a very isolated site on a steep slope well to the north of the city. It seems, however, that it may have been constructed to serve a small community at Kingsdown, at the foot of what later became St Michael's Hill. However the evidence for the nature, extent, and origin of this settlement is extremely scanty. Baker *et al* note that:

The only 12th century evidence so far excavated comes from a site to the north of Southwell House. Mounded features, possibly for cultivation and containing abraded 12th century and later pottery, were found here, raising the possibility that there may also have been a small farm or other dwelling near the top of St Michael's Hill (Baker *et al* 2018, 105-106).

Baker *et al* also present a map which suggests that St Michael was in existence by the 12th century (*ibid*, Figure 5.17, 104).

In fact however, there seems to be little agreement in the available sources about exactly when St Michael's was founded. The most recent edition of the Bristol Pevsner says that the church is of 15th century date, and cites William Worcester as its source, but does not explicitly state that this is very likely to have been merely a rebuild of a far earlier foundation (Foyle 2004, 104). In that context, William Worcester's description of St Michael's seems worth quoting here in full:

The length of St Michael's church measures 46 steps or 26 yards. Its width measures 10 yards [or] 20 steps. The new square bell-tower measures a square on the four sides; each side measures, on the outside, 5 yards. The height of the tower, by estimation, measures.....The north door of the church measures 11 feet, and [its] width 10 feet (Neale 2000, 231, Para. 410).

Worcester's measurements for the length and width of the nave of the church are surprisingly close to the actual figures, depending on exactly how they are measured, and it is clear that the major refurbishment and rebuilding in the 18th century did not fundamentally affect at least the footprint of the core elements of the building.

4.3 Neither does the formal listing description make any mention at all of possible antecedents prior to the 15th century tower (National Heritage List 1282109). A website relating to the history of Bristol mentions, by name, a rector of St Michael's supposedly in post at the end of the 12th century, but fails properly to reference the remark and so it should be treated with caution (About Bristol, undated). The website of the Bristol and Avon Family History Society states that:

The original church of the parish of St Michael was founded in 1147. The earliest reference occurs in 1148 when William, Earl of Gloucester, granted to the abbey of Tewkesbury, all the churches which had previously been granted to it by his grandfather, Robert FitzHamon, including St Michaels (BAFHS).

4.4 However, something in this statement is awry, because Robert FitzHamon actually died in 1107, which would imply a foundation date for St Michael's before that date, during FitzHamon's lifetime, and this is palpably incorrect. It seems most likely that the original reference is to a document contained in the *Monasticon Anglicanum* of William Dugdale. A later edition of Dugdale's text does indeed present a transcription of miscellaneous documents relating to Tewkesbury Abbey, based on a compilation of medieval sources, of various dates from the late 11th to the 13th century, all bound up in a volume in the British Library (Cotton Cleopatra A VII, ff3-106). However, a detailed review of this source is not within the remit of the present project, and cannot be said to be entirely relevant for present purposes (Caley, Ellis and Bandinel 1846).

4.5 There is now, anyway, no known surviving Norman fabric in the present building, if it even existed in the first place. Although Grade II* listed, the church

has undergone extensive refurbishment and rebuilding at various points in its history, but most notably in the late 18th century, by which date contemporary accounts show that the building had become extremely dilapidated. The church was then subjected to a thoroughgoing rebuild intended to increase its size and seating capacity, leaving only the 15th century tower as a remnant of any earlier fabric. Further changes followed in the 19th century, especially to the fenestration. The church is said to have suffered in air raids in both Dec. 1940 and March 1941, the latter attack supposedly leaving it roofless. However, if this is indeed the case, the damage had been repaired by 1946, when aerial images show the roof perfectly intact.

4.6 The church was deconsecrated in 1999 due to a dwindling congregation, and suffered a catastrophic fire in 2016 which badly damaged both the fabric and the interior fittings. It has now passed into private ownership, and is being progressively converted and refurbished for use as a general events venue. It has, however, through all these various vicissitudes, retained its formal listing of Grade II*.

4.7 It is not possible to be certain that the parish attached to St Michael which emerges into visible history, was established at the same time as the church itself was founded, but it is likely to be the case. The parish extends up the slope to the north and west of the church, to take in a large swathe of the former Tyndall's Park, its main northern boundary running roughly east-west between Priory Road and Tyndall's Park Road. The parish also extended to the south of the church to take in a much smaller area on the south-eastern side of Perry Road. The disposition of the boundary might suggest that St Michael had at least in part been carved out of St Augustine the Less, and right-angled dog-leg turns at its north-eastern corner, in the area of Myrtle Road and Paul Street, indicate also that it may have been taken through an existing system of open-field furlongs. We can presume that an original settlement lay somewhere within this boundary, most likely, as we have already suggested, in the immediate vicinity of the church itself.

The parish never seems to have been rated for tithe, possibly as a result of the possession of its church, perhaps from its earliest existence, by Tewkesbury Abbey.

4.8 Another question which it is crucial to address, as with many urban churches, is the extent of the graveyard attached to St Michael's. It is not possible to be absolutely certain that the church had its own dedicated graveyard right from the time of its original foundation, although it is possible that this was the case. The surviving burial registers date only from the middle of the 17th century (BRO P.St M/R/1/a). The earliest usable map, which is John Rocque's of the mid-18th century, shows the church building but appears to suggest that the graveyard was occupied by trees, possibly an orchard (**Figure 3**). It is possible that this was indeed the case, but the church's burial registers show that the graveyard was being actively used for interments both before and after that date. The steepness of the slope of the lower part of St Michael's hill at this point might well have precluded the establishment of an extensive graveyard, and for the time being we really have no choice but to take Ashmead's 1828 survey at face value, in terms of his own presentation of the boundaries of the graveyard at that date, although it should probably be regarded as a minimum in terms of original extent. It seems plausible to speculate that as originally laid out, the graveyard would have extended to the west and south of its boundaries as depicted by Ashmead in the early 19th century, perhaps to Church Lane on the south and the later Park Lane on the west. If so, then a great deal of the former burial ground has now been lost. What remained of the graveyard by the late 19th century is marked as disused on the First Edition OS map, and indeed the church burial registers appear to end in 1878 (BRO P.St_M/R/4/c).

4.9 For the sake of context and completeness, it will be worth saying something very briefly about the so-called 'Manor House' and its site which lies immediately to the north-west of the site being reported upon here. The building has been well 'worked over' in terms of its history, evolution, and modern developments, and

that work need not be repeated here. Despite a catastrophic fire in 1979, and subsequent extensive internal reordering and refurbishment, the building retains a Grade II* listing. The documentary history and development of the house has been examined in detail by Dr Leech (Leech 2000, 98-99). There seems to have been a house on this site at least as early as 1662, and while Leech does not cite any documentation before that date, there is at least a theoretical possibility that the 17th century house is on a far earlier (ie medieval) site. The Manor House is bounded on its south-eastern side by a masonry wall running south-west/north-east, and a blocked up gateway along its line shows clearly that there had been an original connection between the Manor House and the site of the Memorial Hall – probably as a part of the large house’s original garden area. The blocking may well have happened before 1828, when the south-eastern side of the former garden area was already occupied by four houses running north-eastwards off the north-eastern side of Park Lane. We will return briefly to this point later on, in examining the historic map evidence (see further below, **Section 6**).

The Study Site

4.10 Dr Leech’s work, and other assessments, show clearly that the main frontages of the lower part of St Michael’s Hill were built up at least by the late medieval period, and probably before. John Rocque’s map of the mid-18th century shows what is almost certainly the surviving south-west/north-east wall which divides the Manor House from what is now the Memorial Hall site. Rocque clearly depicts a gap in the wall, and there can be little doubt that this is the surviving, albeit blocked gateway, leading to what was almost certainly an original garden on a lower level (**Plate 5**).

4.11 By the early 19th century, the Manor House had become disconnected from what had probably been its original garden area, through progressive development to its south-east. Remarkably however, it seems as though even into the 20th century, a considerable rectangular space remained as undeveloped garden to the south-east of the Manor House, but pertaining to the (originally) four houses in a

terrace originally depicted by Ashmead in 1828 (and see further below). It was within this space that a large part of the footprint of the later Memorial Hall was fitted. Two of these four houses had been removed in the twenty or so years between the time of the First and Second Edition OS maps, so at some point right at the end of the 19th or right at the beginning of the 20th century. Interestingly, a wall seems to have either remained in place from the frontage (ie north-western elevation) of the terrace, *or* to have been built at the time that two north-easternmost houses were removed, to maintain the pre-existing property boundary. This wall appears to be on exactly the same alignment and footprint as the south-eastern elevation of the Memorial Hall. A foundation plan provided with the general plans and elevations for the construction of the new hall in 1925 (see further below), seems to indicate that a part of the foundations for the new hall, at the south-western end of the south-eastern elevation, reused the footings of south-westernmost of the earlier houses – but the plan cannot be said to be entirely clear on this point.

4.12 Separately however, there is the study site itself, which strictly speaking is represented only by the footprint of the existing scout hut, and its immediate 'building space'. Historic maps show that this area originated as part of a paddock or garden attached to a house plot running off the southern side of Park Place. The ultimate date of this house, now gone, is unknown, but it is identified by Dr Leech, and was certainly in existence by the late 17th century, when it was in use as a garden house by one Gilbert Moore, barber surgeon, whose main residence was in St Werburgh's parish. It is described in deeds up to the late 18th century, and in 1775 was known as 3, Back Church Lane. It was apparently destroyed by bombing in 1940/41 (Leech 2000, 97-98; Leech 2014, 236). The later scout hut, the site of which is the subject of this investigation, was constructed immediately to the north of the former site of this residence.

4.13 The exact extent of the original (12th century?) graveyard is not known, and indeed it is possible that for a while it was not actually bounded (Zadora-Rio 2003).

By the early 19th century however, like so many other urban graveyards attached to anciently-founded churches all over the country, it seems as though the church officers at St Michael's had major concerns about overcrowding in the burial ground there, and this comes as no surprise when taken in the context of a probably continuous, even if intermittent, loss of churchyard space to encroaching development. At the end of the 19th or start of the 20th century for example, road-widening towards the bottom of St Michael's Hill, which is shown by historic maps to narrow almost to a pinch point towards its junction with Perry Road, resulted in the truncation of a large area on the eastern side of the churchyard, and the consequent disturbance and removal of large numbers of human burials (**APPENDIX** - HER 422M). In 1808 a faculty was obtained to extend the churchyard to the west, presumably for this very reason (BRO P.St M/ChW/5/c). This may have provided a temporary solution, but by Sept. 1832, it had become necessary to convene a meeting explicitly to discuss the problem of overcrowding in the graveyard at St Michael's, and a rough pencil plan was drawn up, not to scale but with the real-world measurements marked on it (**Figure 5**; BRO P.St M/P/1). The plan, although in fact little more than a sketch, was made only four years after Ashmead's first edition map of 1828, and is likely to be somewhat more accurate in terms of its measurements. A caption explicitly states that the four houses (presumably, in effect, a terrace), aligned south-west/north-east, which lay at the north-western corner of the graveyard, had been

Erected on the scite [sic] of the Manor house

The date of construction of these dwellings is unknown, and they have all now gone. It is possible that they are of the late 17th century, and Leech describes a number of properties on the east side of Park Lane which may relate to at least one or two of these houses, such as No. 2 Back Church Lane, but the descriptive detail provided is not such as to be able to make a definite identification (Leech 2000, 96-99, and Figures 12 and 13, pull-out maps). The north-western end of the modern school building lies across the site of the two south-westernmost of

these buildings, and a large area of the school playground, to the east of the main school building, lies directly over a part of the church's original graveyard.

4.14 In the early 19th century, what is now Park Lane appears to have been little more than an unnamed lane running south-east/north-west, to the south-west of the 17th century Manor House. This lane was certainly in existence by the mid-18th century, but it appears first to identified by a name on Ashmead's second edition map of 1855, when it was called Old Park. The same name was used again some twenty years later, but oddly, it was not identified by any name at all when the First Edition OS map (in both its 1:500 and 1:2500 scales) was produced in the early 1880s. Its first mapped appearance as 'Park Lane' appears to have been on the Second Edition OS map of 1901, but it was certainly known by that name at least by 1894-95, as shown by building plans of that date for a new school on its south-west side (BRO Building Plan Volume 31/21b – St Michael's Schools, Girls and Infants).

4.15 As we have already noted (above, Para. 4.3), aerial images taken just after the Second World War do not appear to indicate that either the church itself, or indeed the surrounding area on both sides of St Michael's Hill, had been affected at all by enemy bombing. Although as we have already seen (see above, **Para. 4.12**), there is a suggestion that the house of at least 17th century date, on the rear garden plot of which the scout hut itself had been constructed, was destroyed by enemy action in 1940/41. Nonetheless, by the late 1940s, further map evidence suggests that pretty much all the former buildings lying to the south-west of the church had been cleared, and the OS map with that date, shown on the KnowYourPlace website (although almost certainly based on an earlier revision), labels this now large area 'Grave Yard'. Since it is unlikely that the burial ground had at some point been re-opened to take further interments since the late 19th century, this is presumably simply a reference to what was considered to have been a part of its original extent.

4.16 The detailed historical background to the construction of the Memorial Hall itself is outside the remit of this study, and indeed it is not certain whether the primary source material even exists for such a narrative to be established. Under normal circumstances, the deliberations and costings for a community hall of this date (early 20th century), originating under the explicit auspices of a local church as a parish hall, might be expected to be recorded in the 'usual' parochial records, most commonly the vestry minutes, churchwardens accounts, records of the parochial church council, or their equivalents. An extensive run of vestry minutes for St Michael's survives, including for the period running up to and including the construction of the Memorial Hall (1900-1927: BRO P.St M/V/1/e); churchwardens' accounts covering 1838 to 1938 (BRO P.St M/ChW/1/e); and other possible sources among the parochial archive. However, it is in fact far from clear that the land on which the hall was built was even owned by the church, even though its *formal* name, as shown by the large inscription on its south-western gable end, fronting onto Park Lane, is 'St Michael's *Parish* Hall' (my emphasis). In this specific instance however, the major drive for the hall may well not have come from the church itself, but from the local community in and around St Michael's Hill, and the wider St Michael's parish, as a tribute to the memory of the men who had fought, and died in the Great War². The inscribed foundation stone of the building, laid in July 1925, is itself clear on this point (**Plate 4**).

4.17 Whatever the detailed circumstances under which the hall was constructed, it is extremely fortunate that the original ground plans and sections for the building survive in the BRO. Indeed, unusually, we have *both* the initial proposal, *and* the scheme that was actually submitted to the local authority. The plans were drawn up in 1925 by the Bristol architect A R Gough. We will look at these again in more detail later on (see below, **Historic Map Evidence**), but the original proposals were supported by a series of rather beautiful colour-wash drawings representing in effect an 'artist's impression' of the finished building. It was clear that as originally imagined, the hall's facilities were to be considerably more extensive

² I am extremely grateful to Andy Hay for his invaluable advice on this point.

than what was actually built, because they included provision for a skittle alley and billiard room pretty much on the site of the present scout hut, at the rear (ie north-eastern end) of the building, to be accessed through its own, separate, elaborate entranceway, with a carved inscription identical in design to that which survives on the south-western gable end of the present building. The inscription was to read 'St Michael's Institute' (**Figure 11**). However, this part of the proposal, was obviously never carried through. It is possible that this was because of difficulties in relation to a historic property, No. 4 St Michael's churchyard, which stood in that position, and apparently still existed at the time that the hall was actually constructed, even though it (the house) was, according to the plans, actually owned by the St Michael's church council. A similar situation pertained at the south-western side of the new building, which was butted up against the north-western (long) elevation of another pre-existing, historic property, with its south-western gable end fronting onto the north-eastern side of Park Lane (**Figure 9**). The ultimate fate of these two buildings is not entirely clear, but certainly both had gone by the time of the aerial image taken in 1946 (KnowYourPlace).

4.18 We might finally note in this context that the hall seems to have gone through at least one change of name in the course of its planning and execution. As actually built, the Hall carries the name 'St Michael's Parish' hall, in the form of a very high quality inscription carved into a block of fully ashlar freestone block (almost certainly one of the local Jurassic oolitic limestones) prominently set high up in the south-west gable end. The word 'memorial' does not appear here. In the colour-wash impression of the finished building which was produced as a part of the intended design scheme, the inscription stone which is shown in exactly the same position carries the words 'St Michael's Church Hall', and the main headings on that same set of plans and elevations are worded 'Proposed Memorial Hall and Institute' (BRO Building Plan Volume 78/17c – **Figures 9, 10, 11, 12**). By the time the actual building plans themselves were produced, a few months later, the main heading on the drawings was 'St Michael's Memorial Hall', and yet confusingly, the stone inscription inset into the south-west gable of the building

shown on *this* set of drawings still says 'St Michael's Church Hall', and has clearly been carried over from the original proposal drawings. As we have already seen (see above, **Para. 4.14**), the Hall's foundation stone, laid in July 1925, does not give the building a *specific* title in that respect, but we may perhaps draw inferences from the fact that the hall is explicitly described as having been erected to the memory of men St Michael's parish who had fallen in the Great War (**Plate 4**). Clearly at a pretty late stage it was decided to change the formal name of the building from 'St Michael's Church Hall' to 'St Michael's Parish Hall'. Absence of the word 'memorial' from the main inscription stone on the most highly visible part of the building, is somewhat mysterious, but it may come down to nothing more than a cost saving exercise in terms of the actual carving involved, and/or the perhaps somewhat constricted physical space available on the south-west gable end of the building.

4.19 The Scout Hut. We initially thought that it would not be possible to discover exactly when the present scout hut was constructed. St Michael's church apparently had an involvement in the scout movement at least by the inter-war period, but the surviving building is clearly not of that date (BRO P.St M/PCC/5/a, Parochial Church Council, Secretary's File). It seems very likely that the scouts, as an active community group, would have actually used the Memorial Hall for their meetings, but then for whatever reason, moved into their own, dedicated facility.

4.20 However, more detailed investigation produced what appears to be the original planning application, including a location plan, for the scout hut, the records of which are still kept by the City of Bristol Planning Dept, but which are available online (**Figure 13** - Planning References 49/02871/U_U and 54/01119/U_U). The decision on this application was granted in August 1949, and it was actually for 'two huts for church, scout and youth activities'. The applicant was the then incumbent of St Michael's church, Revd. F. C. Jones. It is interesting to note, however, that the decision letter explicitly states that, because of the

'temporary nature' of the materials proposed to be used to construct the building, the structure was to be *removed* by September, 1952. This clearly did not happen though because in June 1954, we find another decision letter from the local authority granting permission, this time to the Trustees of St Michael's Parish Hall, for the construction of an extension to the original building, in the form of a 'lean-to' type of structure on the south-west side of the original building. This *also* carried the proviso that the building (presumably referring just to the proposed extension) must be removed by a given date due to its temporary nature, namely the end of Sept. 1956. It seems, however, as though this condition also failed to be carried out, because the extension survives to this day.

4.21 Again, however, the church authorities seemed to have been able to circumvent the temporary permission, because in October 1962, we find another decision letter from the local authority granting a further extension for the use of the scout hut building until the end of September 1965, but with another explicit proviso that the building must actually be removed by that date. It is clear, however, that, even if it was abandoned for actual use by that time, it was not removed.

4.22 It has not been possible to establish when the present primary school was built hard against, and extending south-eastwards from, the south-western corner of the Memorial Hall, but its somewhat less than prepossessing architectural aesthetic marks it out as being of 1960s or 70s vintage.

5 ARCHAEOLOGICAL BACKGROUND

5.1 A trawl of the local authority Historic Environment Record was conducted on behalf of AAL by Peter Insole, Archaeological Officer for Bristol City Council. The maps and the text, in the form of a table, arising from this exercise, are presented here as the **Appendix**, so that the detail of each entry can be accessed

if necessary. As is standard practice, the trawl is divided between Events (ie interventions, reports and other archaeological activity, occurrences on historic maps, drawings and photographs, records of site visits etc), and Monuments (ie structures, buildings, known sites of historic and/or archaeological interest etc). The trawl was restricted to a radius of 125m from the study site, otherwise, for a city centre site such as this, there was a danger of being overwhelmed by the number of possible 'hits'. We will reiterate here that there are no Scheduled Ancient Monuments or Listed Buildings within the boundary of the study site, although as already noted it is within a formally designated Conservation Area, and the Hall, to which it is inextricably related, is locally listed as an Undesignated Building of Merit. Many of the hits returned by the trawl, in both categories (Events and Monuments) clearly have no direct implications. There are, for example, many listed and locally listed buildings in the immediate area, which cannot be said to be relevant for present purposes. Therefore, only a selection of what we consider to be the most notable items from the trawl, for present purposes and in specific relation to the study site, have been chosen for following brief review, although we would reiterate that *all* items returned by the trawl, and which appear on the HER maps, are included in the tables in the **Appendix**.

5.2 There are very few items in the events category of the HER which could be said to have direct implications for present purposes. There have been a number of archaeological interventions to modern standards which have demonstrated the existence and exact locations of former buildings (mainly houses), now gone, although many of these have done little more than improve, or at the least confirm, knowledge of exact locations and dating. Likewise surveys of standing buildings, desk based assessments, and watching briefs have made small, cumulative additions to knowledge in this area, and historic drawings and photographs give an impression of past streetscapes, especially before the road-widening at the bottom (ie south-eastern end) of St Michael's Hill.

5.3 The monuments category of the HER trawl is also presented in both map form, and as a text table, in the **Appendix**. Only those items physically closest to the study site will be briefly reviewed here. St Michael's church itself, and its associated churchyard, have already been dealt with (HER **422M** and **801M** respectively). 35m to the north-east of the site of the proposed new building, there is an important group of listed buildings, on the south-western side of St Michael's Hill, thought in their present form to be of 17th century date, and an extremely important survival within central Bristol as a whole, quite apart from their contribution to the inherited architectural rhythm of their immediate environs (HER **1413M, 1414M, 1415M**). Immediately to the north-west of this group, on the same side of St Michael's Hill, HER **3203M, 3204M** and **3205M** are all historic buildings which are likely to stand on occupation sites of at least 17th century date, or possibly even earlier, but which have also been 'interfered with' to varying degrees so that they each contain greater or lesser components of historic fabric. They are all, anyway, listed buildings, and in fact, the entire frontage of the south-western side of St Michael's Hill between the north-western side of St Michael's churchyard, and Royal Fort Road, consists of nothing but listed buildings. The same is true of the north-western side of St Michael's Hill, between Horfield Road and Robin Hood Lane, with the sole exception of the modern building called Winstone Court.

5.4 HER **130M** is the so-called Manor House off the eastern side of Park Lane, but called by the HER 'St Michael's Manor House'. This building has also already been noted, and it is the one which perhaps holds the greatest implications for present purposes because its south-eastern boundary wall marks the formal modern boundary between it and the Parish Hall, with nothing but a narrow alleyway just over 3m in width separating the two. As already noted, and as attested by the blocked up gateway which still exists in that wall, what is now the site of the Parish Hall was once part of the gardens belonging to the Manor House. To the south-east of the study site are two more records worthy of note: HER **515M** was a building called Rupert House which seems to have been demolished

in the in the 1960s, but which is presumed to have been of 17th century date. A part of the building seems to have been identified in the course of an evaluation in 1992, and which is reported in detail in the **Events** table (HER **3788**). Finally, HER **112M** is the Old Rectory, fronting onto the north-western side of Lower Church Lane. The current building on the site is mainly of mid-18th century date although with important surviving elements of at least the late 15th century, and indeed, in view of its highly probable close association with the church, there is the theoretical possibility that it may be an original 12th century site, and that a priest may have been accommodated here. The surviving building is Grade II Listed.

6 HISTORIC MAP EVIDENCE

6.1 The site of the Parish Hall appears at the earliest point at which reasonably meaningful mapping becomes available for the central Bristol area, and that is with the map of James Millerd of 1673, which although highly impressionistic in its general depiction of buildings, does at least appear to show them and roads in roughly their correct relative positions. We do not present the map itself here as a figure, but it is our view that it would not substantially aid understanding in that respect, but it shows St Michael's church, and perhaps more importantly, Leech is of the view that it also shows, in highly stylistic form, an early iteration of the Manor House which still survives, and from whose gardens the site of the Parish Hall was taken (Leech 2000, 98-99).

6.2 The earliest map of a reasonably large scale which offers useful and meaningful information for present purposes, is that produced by John Rocque in various editions from about 1742 (**Figure 3**). Comparison on the KnowYourPlace website of the Rocque with later, and clearly far more accurate surveys, and especially those of the OS, shows that Rocque was more than a bit cavalier with his surveying. On his map, St Michael's church, for example, is bodily displaced

about 25m to the north of where it actually is, and the Manor House is shown about 15m to the north-east of its correct position. As with the Millerd, however, the buildings appear to be in roughly their correct relative positions, and they do show useful detail. What is certainly the surviving boundary wall between the Manor House and the Parish Hall, is shown, and indeed a gap in it shown on the map, may well represent the gateway into the (original) lower garden, which also still survives, although now blocked up. At least the line of this wall must therefore be at least of mid-18th century date, and is almost certainly earlier. In terms of buildings, Rocque only shows occasional individual structures, with areas of dense occupation indicated by stippling, but there seems to be little that is systematic in his choices. This may imply, though, that the block of land to the west of the church, but outside the Manor House lower garden (i.e. to the north-west of Lower Church Lane), was already largely built over by this time. Rocque shows what is almost certainly a small building of some kind, possibly a gazebo or summer house, at the south-western corner of the Manor House's lower garden. There is another, probably later, edition of the Rocque map which identifies the Manor House as Ramsay's Academy, and shows two further buildings, in the south and north-east corners of the lower garden.

6.3 The map of Bristol by George C Ashmead completed in 1828 (**Figure 4**), shows the Manor House and its gardens, with a building in the southwest corner of the lower garden, and another opposite in the southern-most corner. A row of four terraced houses ran south-west to north-east along the south-eastern edge of the lower garden. To the north-west of the manor house, Park Place is shown, while the plot of land to the north-east of the Manor House, between Park Place and the church, had been subdivided, with a number of houses shown fronting on to St Michael's Hill and Park Place, with their associated gardens. Between those houses and the Manor House gardens was a small plot, in which is depicted a long building abutting the boundary of the lower garden, and a smaller building to the north, both either within or at the very last very close to the footprint of the proposed development. This first edition of the Ashmead map also shows that by

this date, the churchyard extended to the west and south-west of the church, and it is possible that this represents an expansion of its area since the mid-18th century. Part of this area was later appropriated for the playground for the current St Michael's Primary School.

6.4 There is no tithe map covering the site because like Bristol's other city centre parishes, St Michael's was not included in the tithe survey of the late 1830s/early 1840s. This is regrettable as such a map would have fallen almost exactly halfway between the first and second editions of Ashmead's short series of Bristol maps, and the latter of which was published in 1855 (**Figure 6**). This shows much the same as the 1828 map, but with some minor changes: the demarcation between the upper and lower garden of the Manor House was not recorded; the building in the southern corner of the lower garden had been enlarged; the plot to the north-east of the gardens had been divided in two, and two additional buildings had been constructed within it, a small one to the west abutting the boundary with the Manor House garden, and another in the north abutting the Park Place houses. The former of these also falls within the proposed development area. The long building to the south of this plot, noted on the 1828 map, is shown on the 1855 as having a subdivision, and is coloured pink, denoting it as residential, unlike the others on the same plot. There are no changes shown from this in the 1874 map by Ashmead (not reproduced here).

6.5 The First Edition Ordnance Survey plan, surveyed in 1882, by virtue of its very large original scale (1:500), shows considerably more detail than all of the preceding surveys (**Figure 7**). The wall between the upper and lower garden of the Manor House is shown, with flower beds depicted in the upper garden, and a path in the lower. In the plot of land to the north-east of the gardens, the southernmost building had been expanded northwards, and apparently linked to the buildings to the north. A wall appears to have been built across the plot from the western end of this building, with paths leading from a gate in this wall to the two smaller structures in the northern and western corners of this plot. The smaller

plot to the north-west is shown as empty – the building depicted here in 1855 is not shown, however this does not necessarily mean it was not present as a building in roughly the same location is shown on the Second Edition Ordnance Survey, which revised in 1901; no other changes are seen in this map (not reproduced here).

6.6 The Third Edition OS map at 1:2500 scale was revised in 1913 (**Figure 8**). It shows very little variation from the Second Edition, although interestingly, the entire open area to the south-west of the church is explicitly marked as 'graveyard', which it had not been on the previous edition of the map. As we have already noted (**Para 6.3**) a large proportion of this area is now under the playground for St Michael's Primary School.

6.7 It is unfortunate, but simply the case, that it was not possible easily to obtain a copy of the OS edition of the mid-1930s that would have been the first to have shown the Memorial Hall, constructed as it was in 1925. We instead present here, as **Figure 9**, the inset plan from the manuscript drawings laying out the final design for the building, and which were submitted to the local authority for approval. This is an extremely helpful plan because it shows not only the building itself as it was actually constructed, but also its relationship to immediately surrounding historic features, most notably the site of one former cottage, and possibly two other, surviving cottages, fronting onto the north-eastern side of Park Lane, and abutting the south-western side of the new hall. This is the building shown in dark grey wash on **Figure 9**. It has now gone, but the earlier OS maps suggest that it actually consisted of two, effectively semi-detached cottages, one on the street frontage, and the other immediately to its north-east. The label 'site of old cottages' refers to the two cottages which, together with those represented by the dark grey wash shown on **Figure 9**, formed a line of four extending to the north-east of the two which still survived in 1925. The two north-easterly ones, represented by this label, were removed at some point in the narrow window between the First and Second Edition OS maps.

6.8 Equally however, it is clear that the south-western end of the Memorial Hall, as it fronts onto the north-eastern side of Park Lane, sits right over the footprint of a historic house or cottage which may possibly have been in place by the mid-18th century (the John Rocque map of that date is characteristically ambiguous on that point of detail), but which was certainly depicted on the first edition Ashmead map of 1828 (**Figure 4**). The ultimate fate of this building is not entirely clear, and its site (even in outline – as a dotted or dashed line perhaps) is not shown on the Memorial Hall inset plan of 1925 (**Figure 9**). It seems most likely that it was cleared away to make room for the hall, and the latter constructed partially over its footprint, but we have not been able certainly to confirm this. Equally, the apparently very large house at the north-eastern end of the hall, clearly remained intact in 1925 for it too is shown in a dark grey wash in the location which it had occupied since it, or at least its earliest iteration, first appeared on a map in 1828. Its ultimate fate is also unknown, but it was clearly removed at some point between 1925, and the aerial image taken in 1946 (see below, **Para. 7.1**).

7 AERIAL PHOTOGRAPHIC EVIDENCE

7.1 We present here as **Figure 14** an aerial image taken from the KnowYourPlace website, and dated to 1946, by which time the Memorial Hall had been in place for 21 years. Notwithstanding other accounts of severe bomb damage in the immediate vicinity of St Michael’s Church (see above, **Para. 4.12**), the image appears to show that the church, and all the surrounding properties, had perfectly intact roofs, and appear completely sound. The plan of the Memorial Hall is reasonably clear, its own roof is perfectly intact, and the single storey ‘extensions’ at either of its gable ends (south-west and north-east), are apparent. The site of the (as we presume) later scout hut appears to be empty on this image, although the deep shadows, indicating low sun to the south, do not allow us to be absolutely certain about this.

8 SITE VISIT

8.1 A personal visit to the site was paid by the author on Tuesday, 27th June, in the company of Andy Hay, representing the Charitable Trust which will be submitting the planning application for the new building. A photographic record of the visit was made, from which a selection of images are presented here as **Plates 1-5**. The **Cover**, and **Figure 15**, the latter showing the actual plate positions, also depict aerial images very kindly supplied by Andy Hay and shot with his own drone. These help to give some much-needed overall context to the site which because of constrictions of space, is sometimes difficult from ground level. It is hoped that the captions attached to the plates will be self-explanatory and will provide sufficient information. However, we can make a few additional general points. While it is sometimes stated that aesthetics are something of a subjective judgement, it is our view that there does come a point when one must consider absolutes. And there can be little doubt that most people today would consider the present scout hut building to be pretty ugly, on any truly objective level. It is essentially a large, dark, oppressive concrete box – perfectly functional no doubt, and effectively serving the local community for many years. But in the context of one of the city's major Conservation Areas, it is a highly negative feature, and there can be very little doubt that today, especially so close to a major historic building like St Michael's church, its construction is extremely unlikely to have been sanctioned. Its one sole 'redeeming' feature is that it is quite heavily (although not entirely) masked by its location behind walls, even from positions quite near to it. It is also now, as the aerial images especially show, almost entirely obscured by rampant vegetation. Conservation Officers, however, are quite rightly constrained to concern themselves with a far greater range of variables than simply visual aesthetics when coming to a judgement about the overall heritage 'value' of a given building. We will say more on these matters in the course of the brief **Heritage Statement** which is appended to this report.

9 NATIONAL AND LOCAL PLANNING POLICIES

9.1 National Planning Policy. The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), last substantively updated in July 2021. It states that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

9.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting. The meaning and effect of these duties have been considered by the courts in recent cases.

9.3 The detail of such cases need not concern us here but the essential outcome of various litigations was that a succession of courts agreed that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings. Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where

necessary, amend those areas 'from time to time'. For development within a conservation area section 72 of the Act requires the decision maker to pay

'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'.

The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, as the site is not located within a Conservation Area, section 72 is not relevant for present purposes.

9.4 The *National Planning Policy Framework* (NPPF), was last substantively revised in July 2021, and is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as 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'. This includes both designated and non-designated heritage assets. Section 16: *Conserving and Enhancing the Historic Environment* relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are

'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

9.5 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported

by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

9.6 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets. Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development. Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

9.7 Paragraph 200 of the NPPF 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

9.8 The *Planning Practice Guidance* (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element

of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

9.9 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable. The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

9.10 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

9.11 Local Planning Policies. For the City of Bristol specifically, archaeology figures in the Bristol Development Framework Core Strategy, adopted in June 2011, as part of its wider approach to the historic environment in general. Policy BCS22, Conservation and the Historic Environment, seeks to ensure that

sites and areas of particular heritage value are safeguarded for the future or enhanced both for their own heritage merits and as part of wider heritage regeneration proposals.

9.12 In addition to the Core Strategy, archaeological considerations for development are outlined in the Site Allocations and Development Management Policies Local Plan (adopted July 2014) and the Bristol Local Development Framework Supplementary Planning Document Number 7: Archaeology and Development (adopted March 2006). The first of these two documents states, as regards archaeological remains:

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 [...] 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

(BCC 2014, 65 and 66)

10 CONCLUSIONS

10.1 The present study has arisen out of a proposal to construct a new hall on a site to the west of St Michael's church, and currently occupied by a modern, concrete scout hut of probably 1950s/60s date. The proposed building will become very closely associated with the St Michael's Parish Hall (also known as the Memorial Hall), constructed in 1925, and the original building plans for which have been presented in this report. The study site lies within the St Michael's Hill and Christmas Steps Conservation Area.

10.2 St Michael's church is likely to be of 12th century origin, although the exact circumstances of its foundation remain obscure. St Michael's Hill probably became increasingly built up throughout the late medieval/early modern period, and it is likely that the study site itself originated as part of a garden or paddock attached to a house on a plot on the southern side of Park Place. The ultimate date of this house is unknown, and it has now gone, but it has been identified as Dr Leech as having been in existence by the late 17th century, and was in use at that time as a 'garden house'. Although beginning to be subdivided by the mid-19th century, the original plot on which the study site lies appears to be directly associated with this building, probably as an original garden space. The house seems to have been destroyed in the Second World War, and it is most likely that its garden plot also remained vacant until the construction of the scout hut at some point after WW2.

10.3 Separately, the present Parish Hall, also known as the Memorial Hall, and which slightly pre-dates the scout hut, had been constructed in 1925 on land which had formerly been a part of the lower garden area attached to the so-called Manor House, a listed building of 17th century date in its present form and lying immediately to the north-east, but potentially occupying a far earlier (?medieval) site. While most of the hall seems to have been constructed on a formerly empty site, its south-western third may occupy the site of a house formerly fronting onto Park Lane, and the removal of which may have been a direct result of the construction of the hall.

10.4 A trawl of the local authority Historic Environment Record undertaken for the purposes of this report found that there are no known archaeological sites either within the study site boundary, or in its immediate the vicinity; there are, however, notable individual, and groups of, listed buildings close by, mainly of 17th century; and the Memorial Hall itself is a formally designated unlisted building of merit (ie locally listed) by the local authority.



10.5 The construction scheme for the proposed new building would involve the demolition of the present scout hut, down its concrete base. The existing base of the higher part of the building would be re-used in its entirety, *depending* on its state of repair; the base of the lower 'storey' would be removed and replaced with a new one. This would still require only fairly minimal ground reduction works for the casting of the new slab. It is likely, therefore, that the direct impact of groundworks on sub-surface deposits will be minimal, but there is also a further point. The sudden drop of nearly 2m in ground level between the two parts of the present building, which will be adopted in the new structure to make, in effect, an undercroft, suggests that the site has been heavily terraced, indeed probably at intermittent intervals throughout its developmental history; and therefore that archaeological survival may already have been severely compromised. We think it highly likely that any necessary intrusive work for either the lower or upper parts of the building will encounter ground that is either made-up, or already heavily truncated.

10.6 Taking into account the cumulative weight of a variety of strands of evidence, as presented in the foregoing report, it is therefore our view that the site offers a **low potential** for the survival of in situ archaeological features, deposits and structures.

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1954

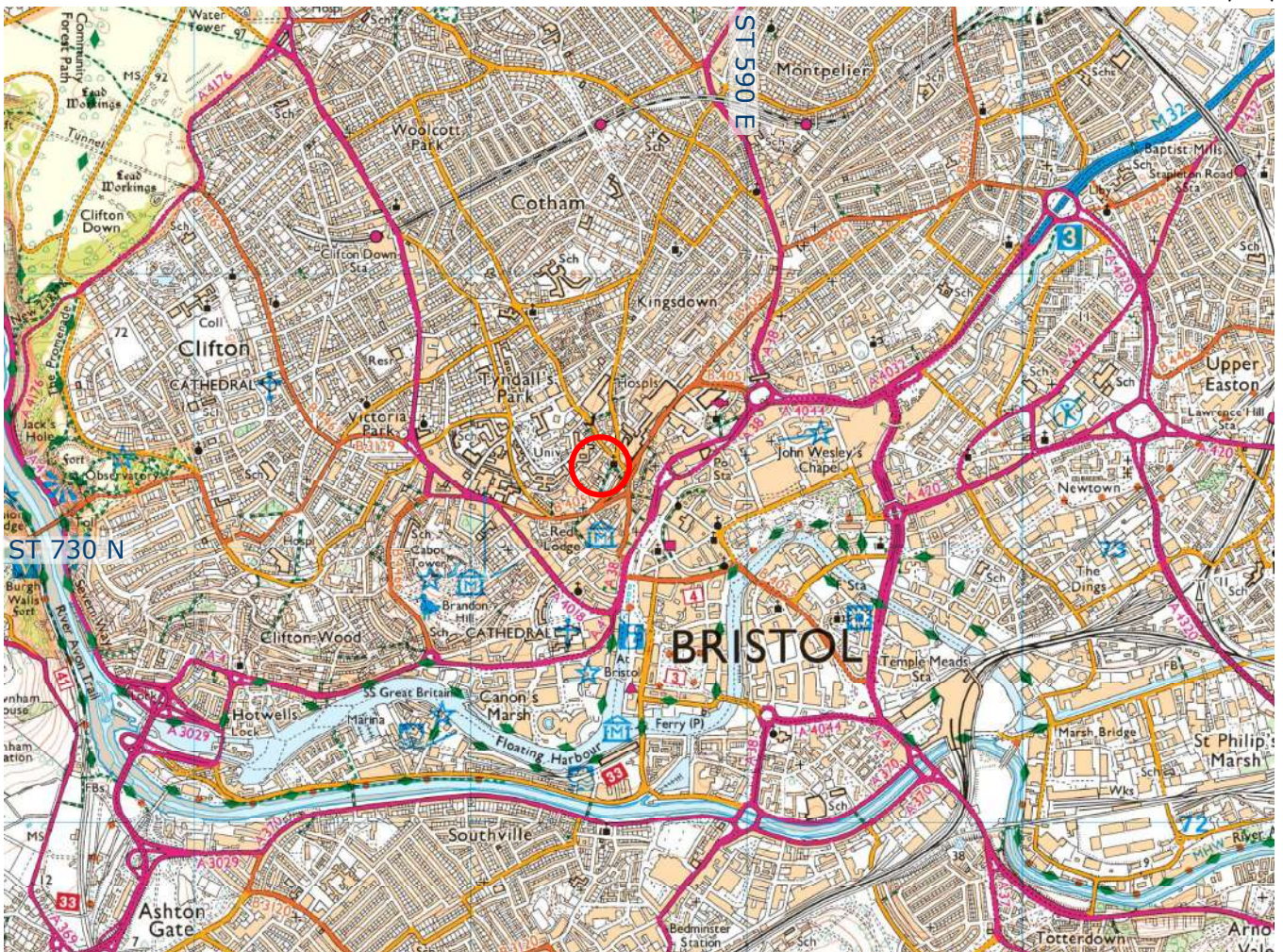
Planning records for an extension to existing scout hut - 54/01119/U_U

Figure 1

Location of the Site

The Site

Plans and maps based on the Ordnance Survey Sheets are represented by the permission of His Majesty's Stationery Office.

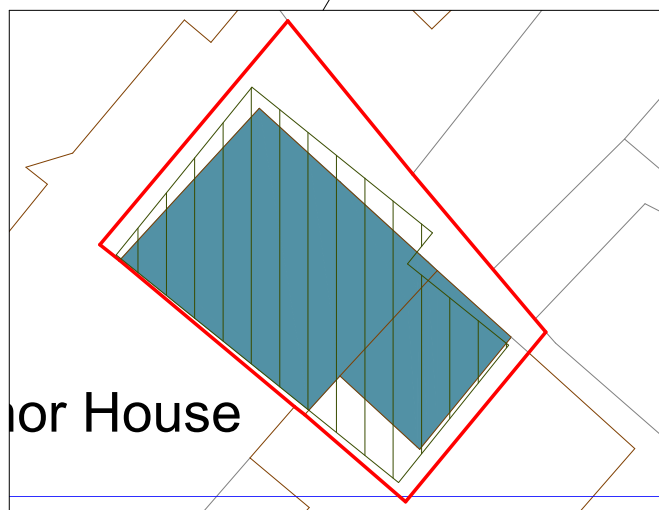
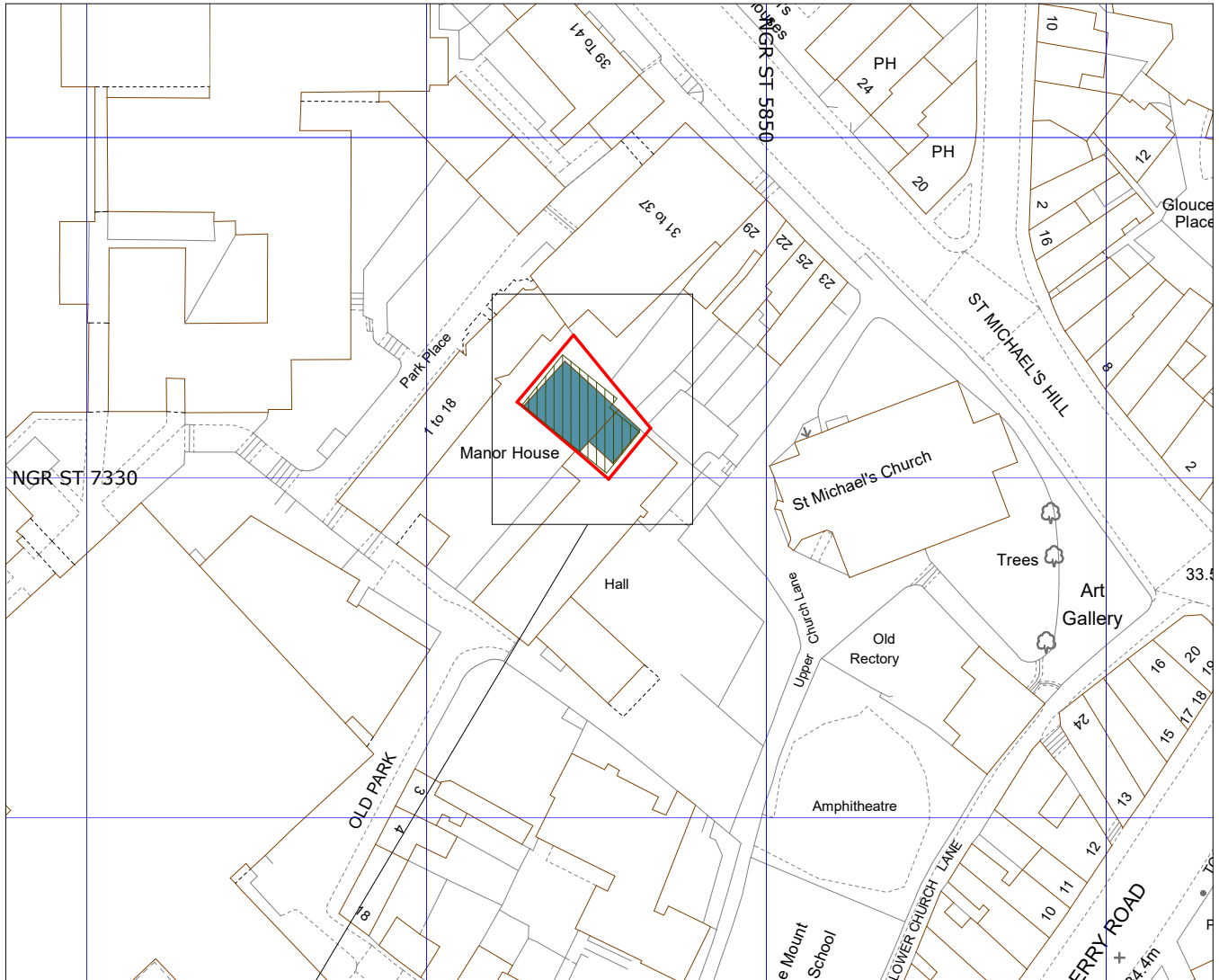


Grid lines at 1 km intervals

© Crown Copyright Reserved. Licence Number: AL 100005802
Based on OS Explorer 1:25,000 scale, Sheet 155—Bristol and Bath,
Keynsham and Marshfield

Figure 2

Plan of the Study Area Showing Red Line Boundary and proposed Demolition/Construction

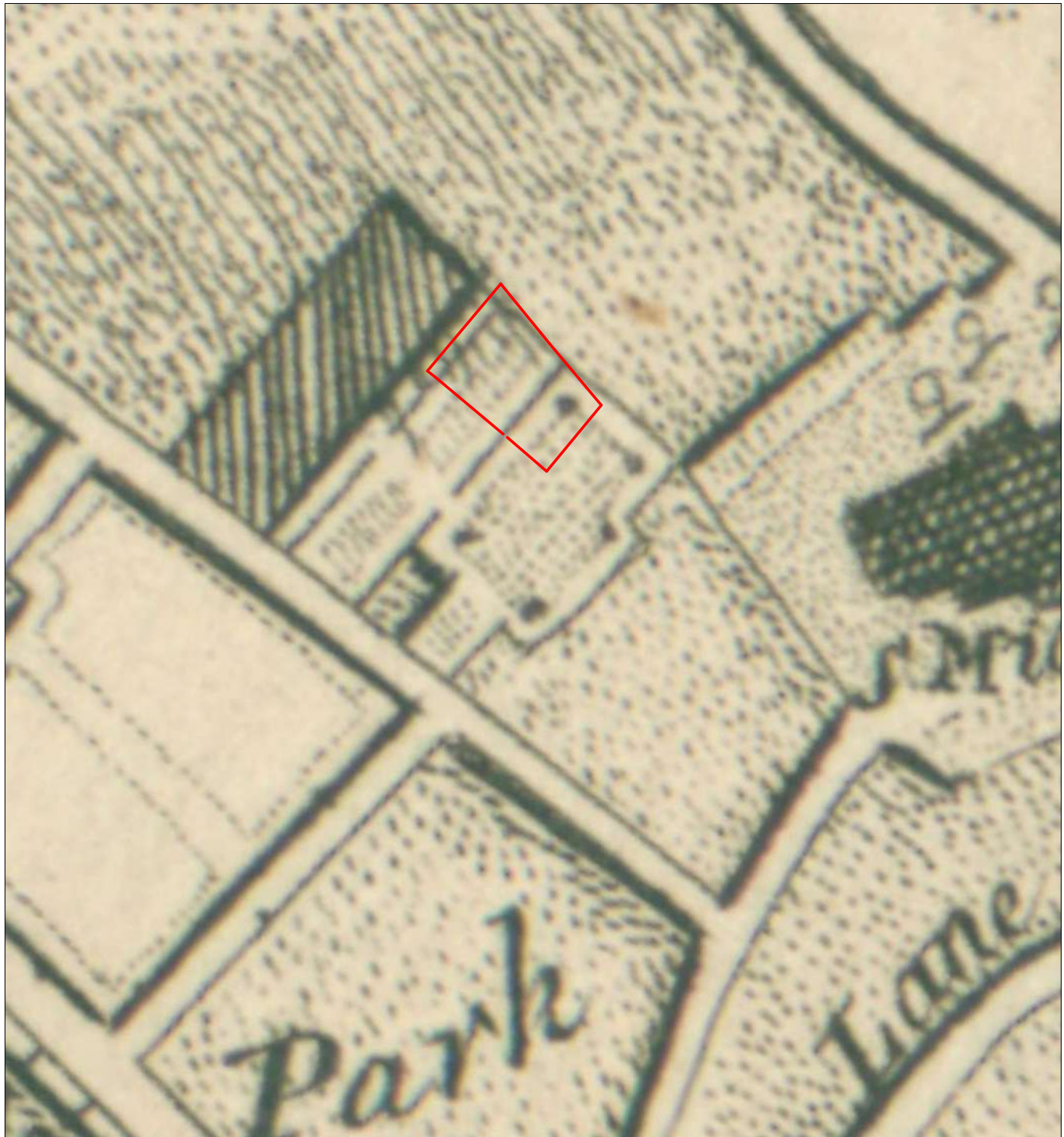


- Red Line Boundary
- Building to be demolished
- Footprint of proposed new building



Figure 3

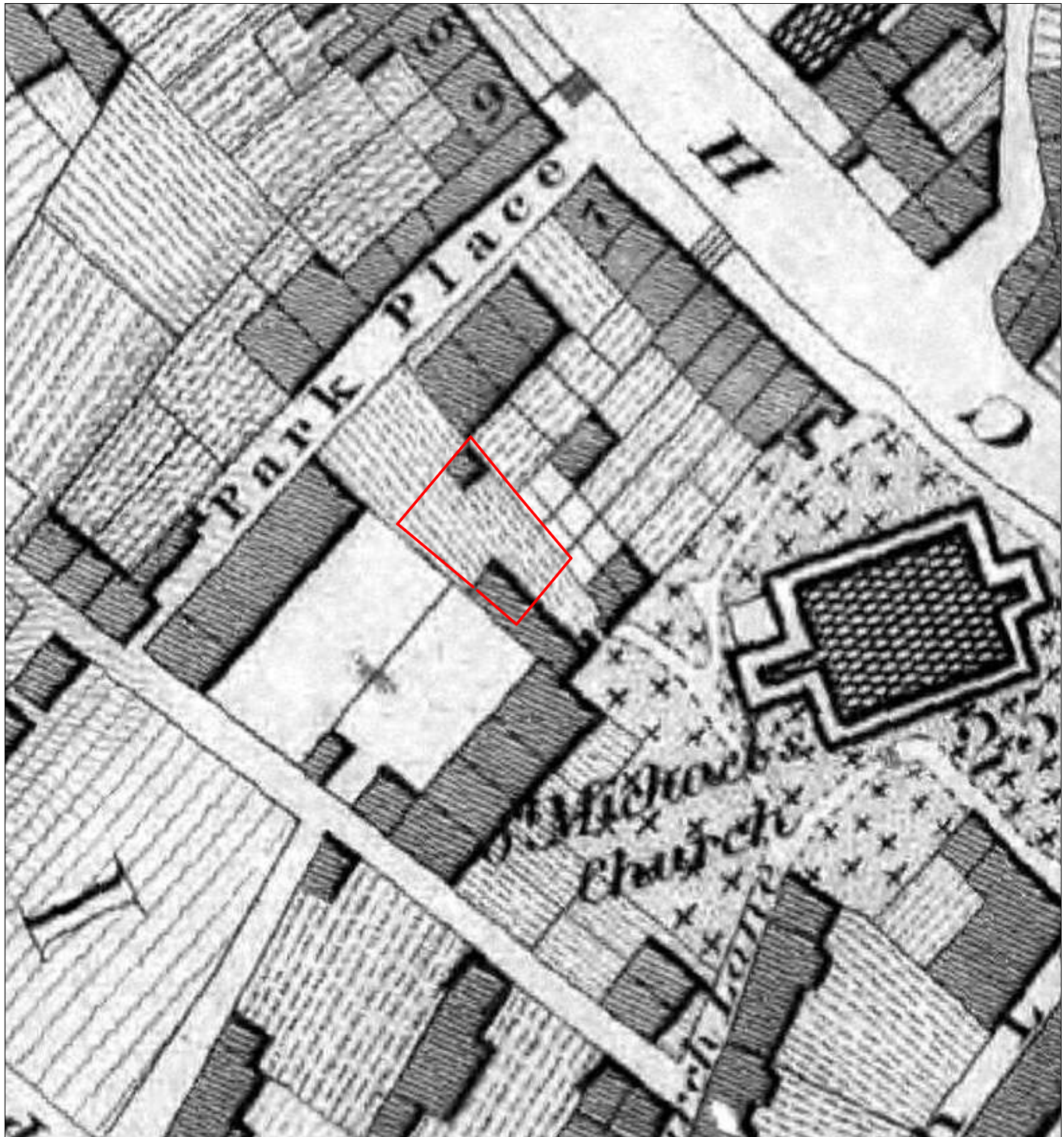
Study Area Red Line Boundary Overlain onto an Extract from
Roque's Survey of the City of Bristol, 1750 (BRO PicBox/6/Map/27)



0 50m

Figure 4

Study Area Red Line Boundary Overlain onto an Extract from Plumley & Ashmead's 1828 Map of Bristol (BRO 04481/2b)



0  50m

Figure 5

Sketch plan of St Michael's churchyard, with measurements, produced as part of a proposal to extend the burial ground. North is at the top. 1832, BRO P.St M/P/1

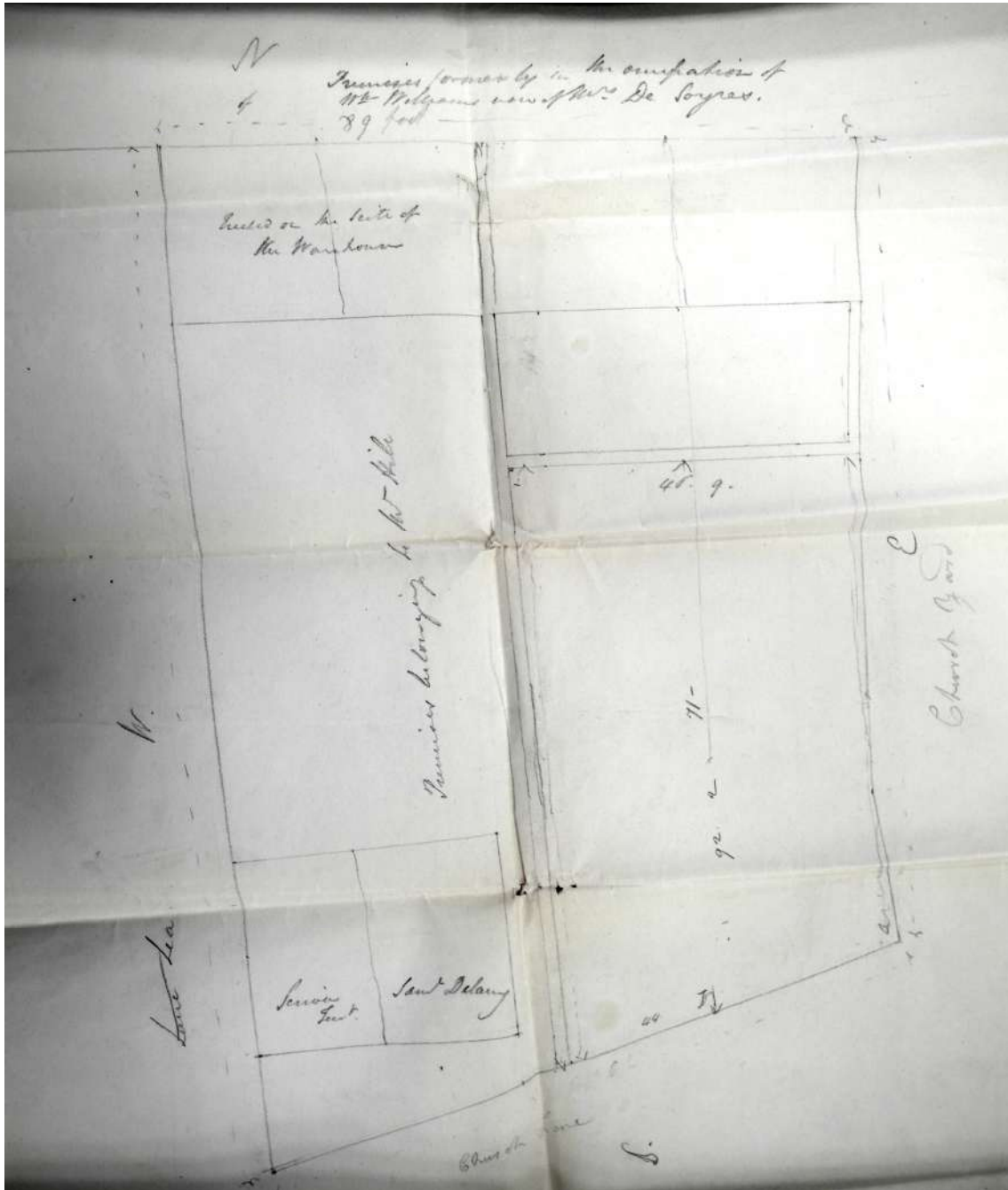
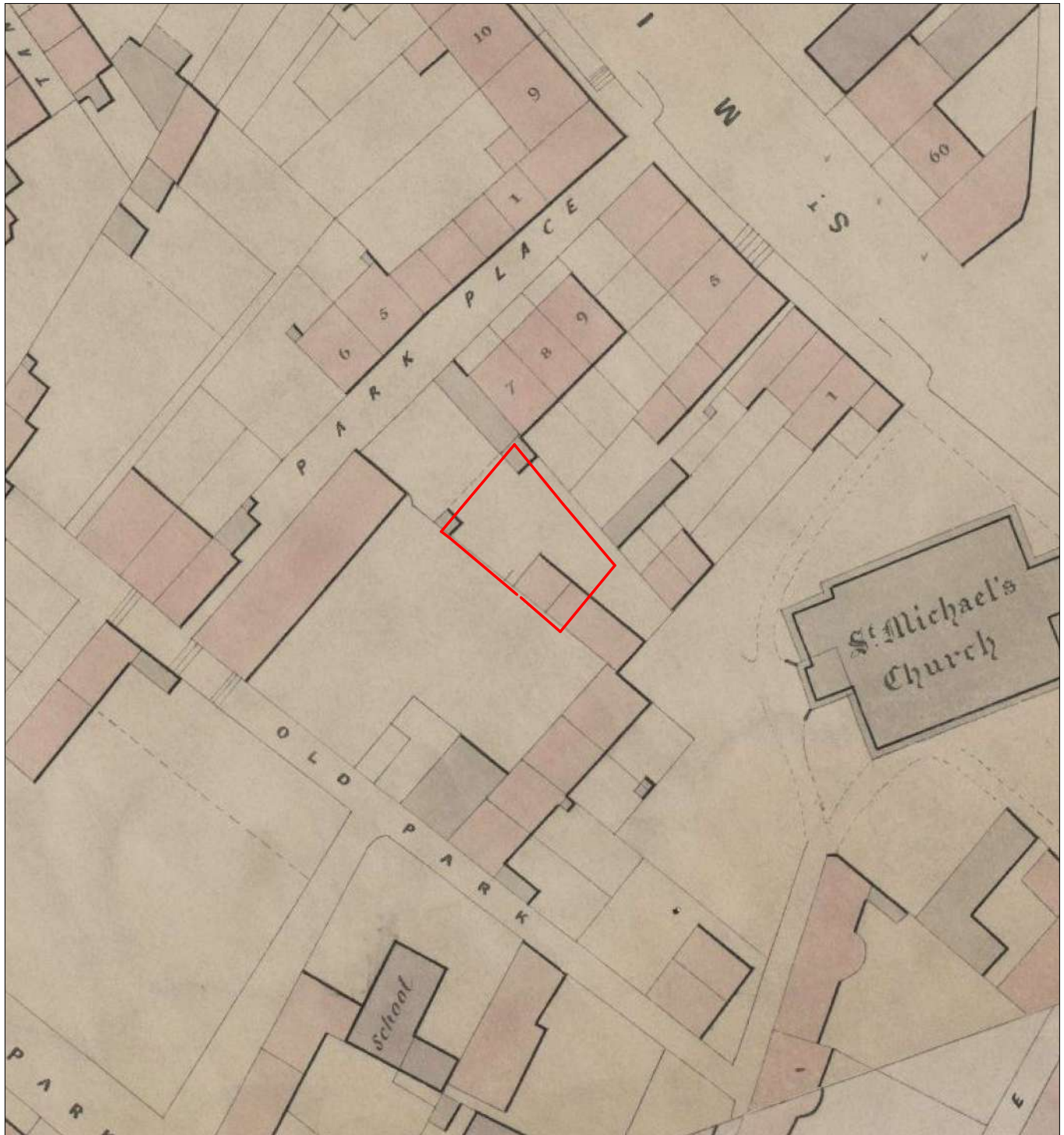


Figure 6

Study Area Red Line Boundary Overlain onto an Extract from
Ashmead's 1855 Map of Bristol (BRO 40860/1)



0 50m

Figure 7

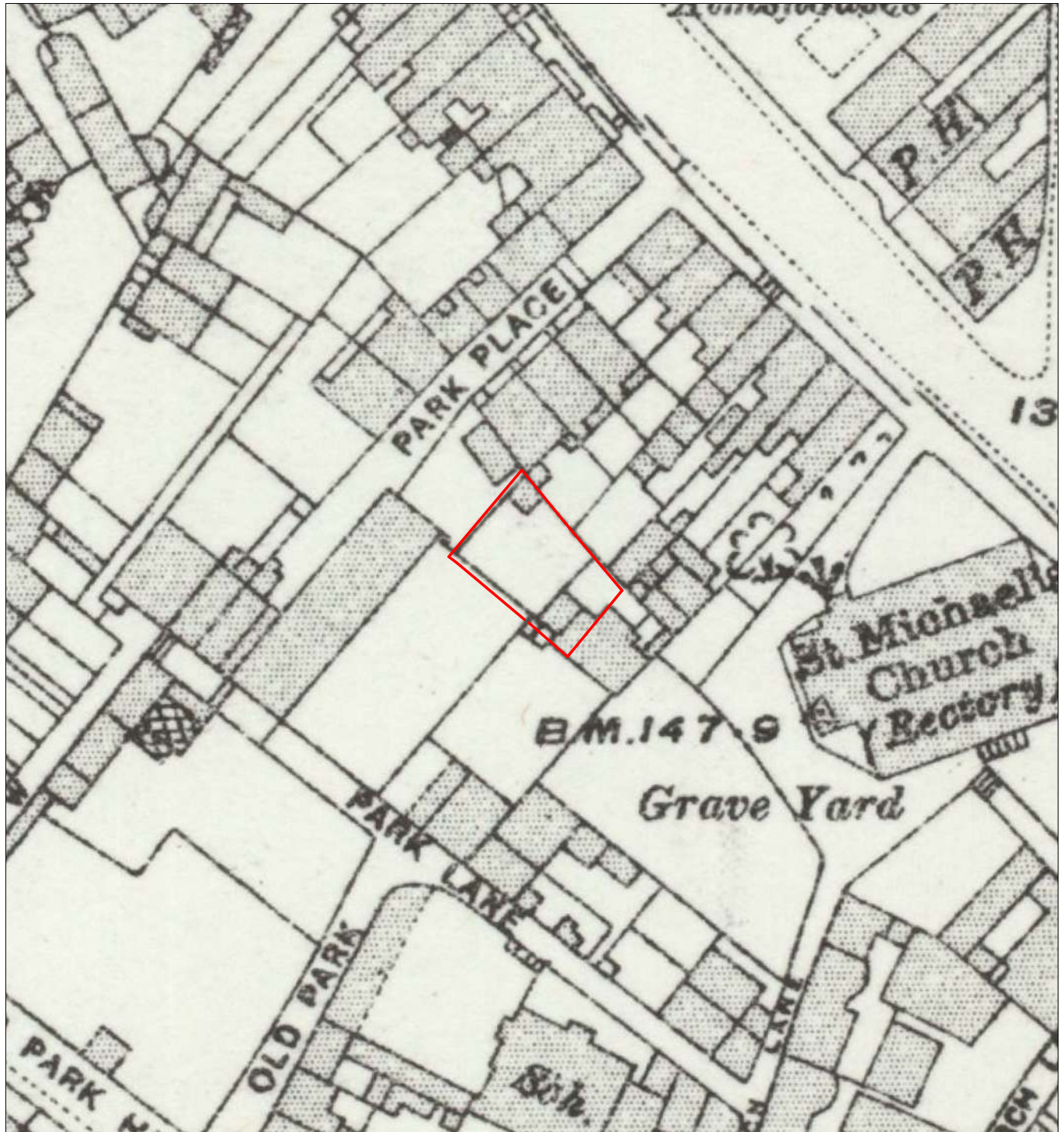
Study Area Red Line Boundary Overlain onto an Extract from the 1:500 OS Plan. Surveyed 1882, Published 1884 (Bristol - Gloucestershire LXXI.16.19)



0 50m

Figure 8

Study Area Red Line Boundary Overlain onto an Extract from the
25" OS Map. Revised 1913, Published 1918
(Gloucestershire LXXI.16)



0  50m

Figure 9

Study Area Red Line Boundary Overlain onto an Architectural Plan of St Michael's Memorial Hall, 1925 (BRO B.Plan Vol. 78/17c)



Figure 10

Sample from initial proposal drawings for the St Michael's Hall, 1925. The building is called 'St Michael's Church Hall' in the elevation from Park Lane. BRO Building Plan Volume 78/17c.

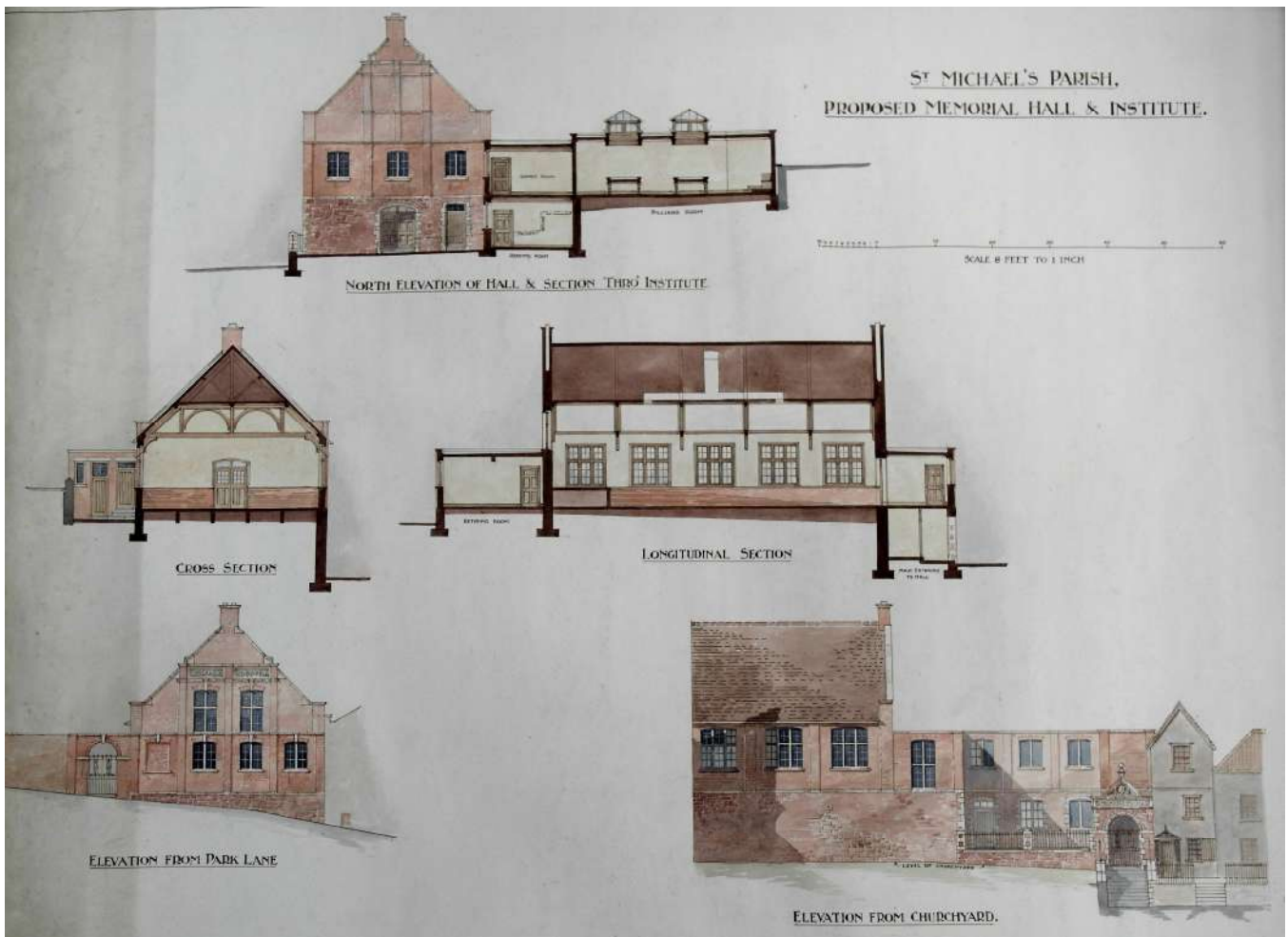


Figure 11

Detail of south-eastern elevation from initial proposal drawings for the Memorial Hall, 1925. Note, on the right-hand side, intended separate entrance into the St Michael's Institute, in a large area at the north-eastern end of the building, but which was ultimately never built.



Figure 12

Sample elevations from the second and final iteration of the design for the Memorial Hall, from April 1925, presenting the structure as it was actually built. The south-western gable end still, however, shows an inscription reading 'St Michael's Church Hall', which was clearly changed only after these drawings were submitted.

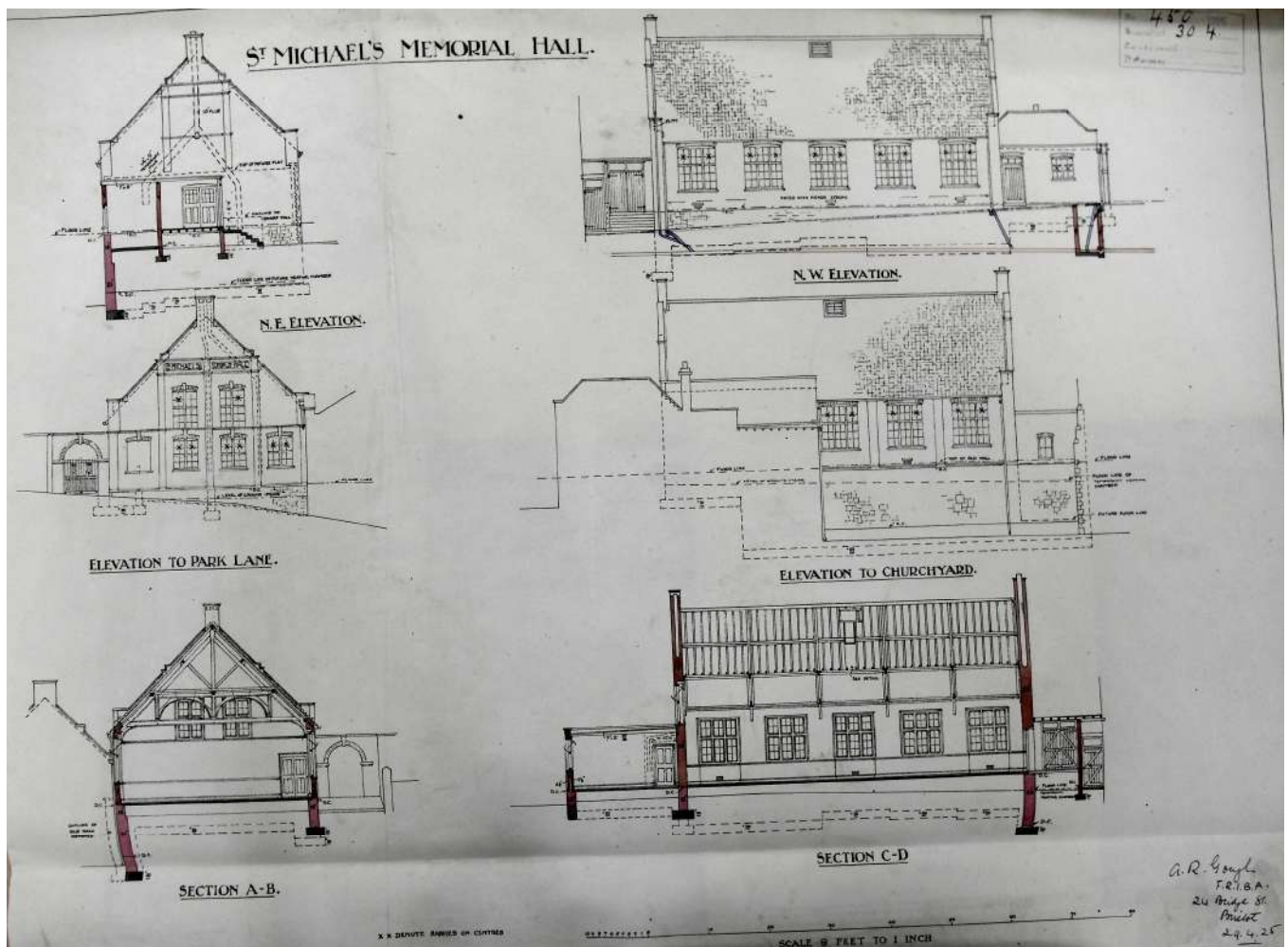




Figure 13

Plan dated July 1949 submitted to the local authority as part of the original planning proposal to construct a temporary scout hut at the north-eastern end of the St Michael's Memorial Hall. Bristol Planning Ref. 49/02871/U_U.

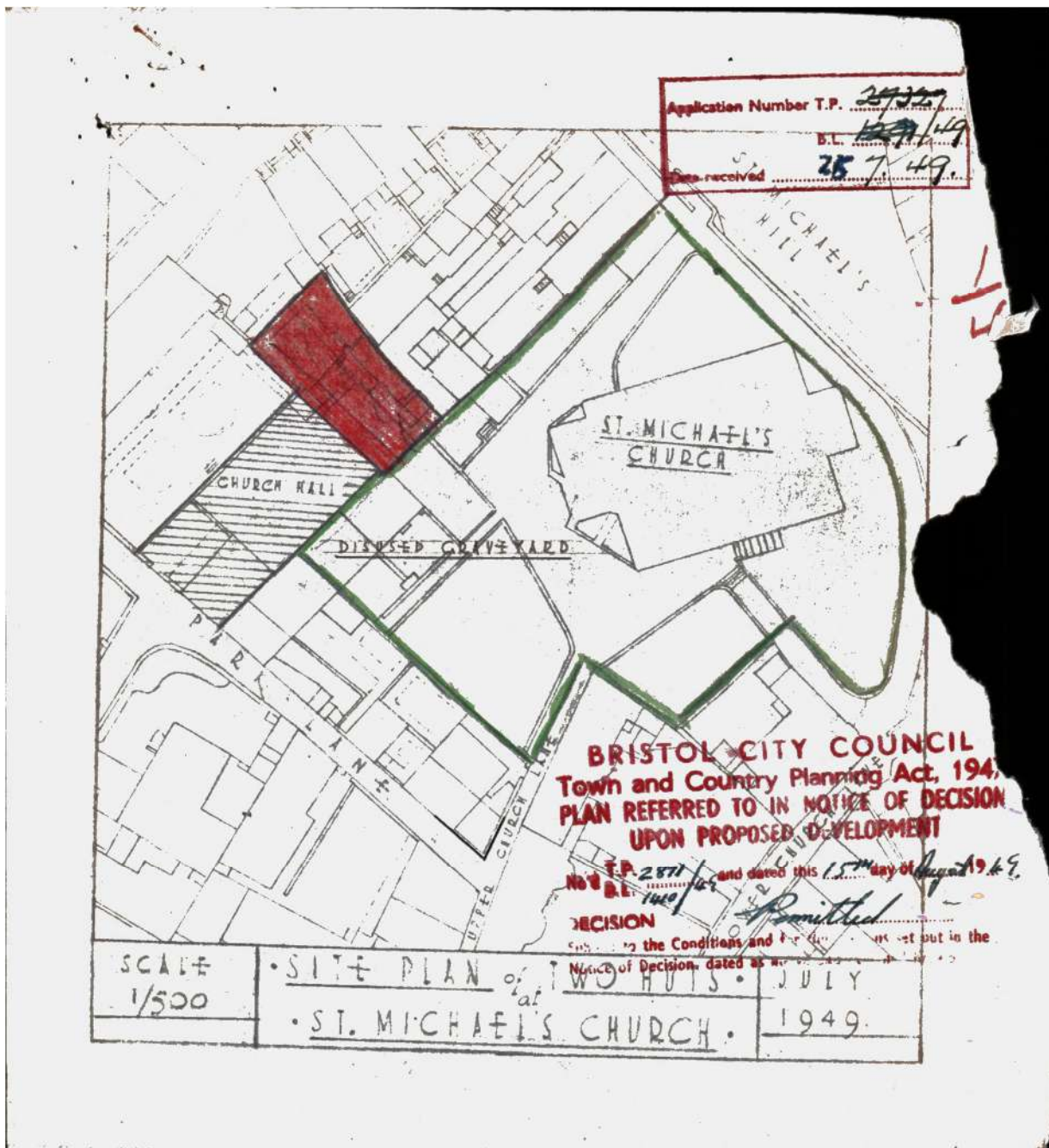


Figure 14

Aerial image of 1946 showing the study site and its surroundings. North is to the top. Approximate footprint of the study site outlined in red. Source: KnowYourPlace.

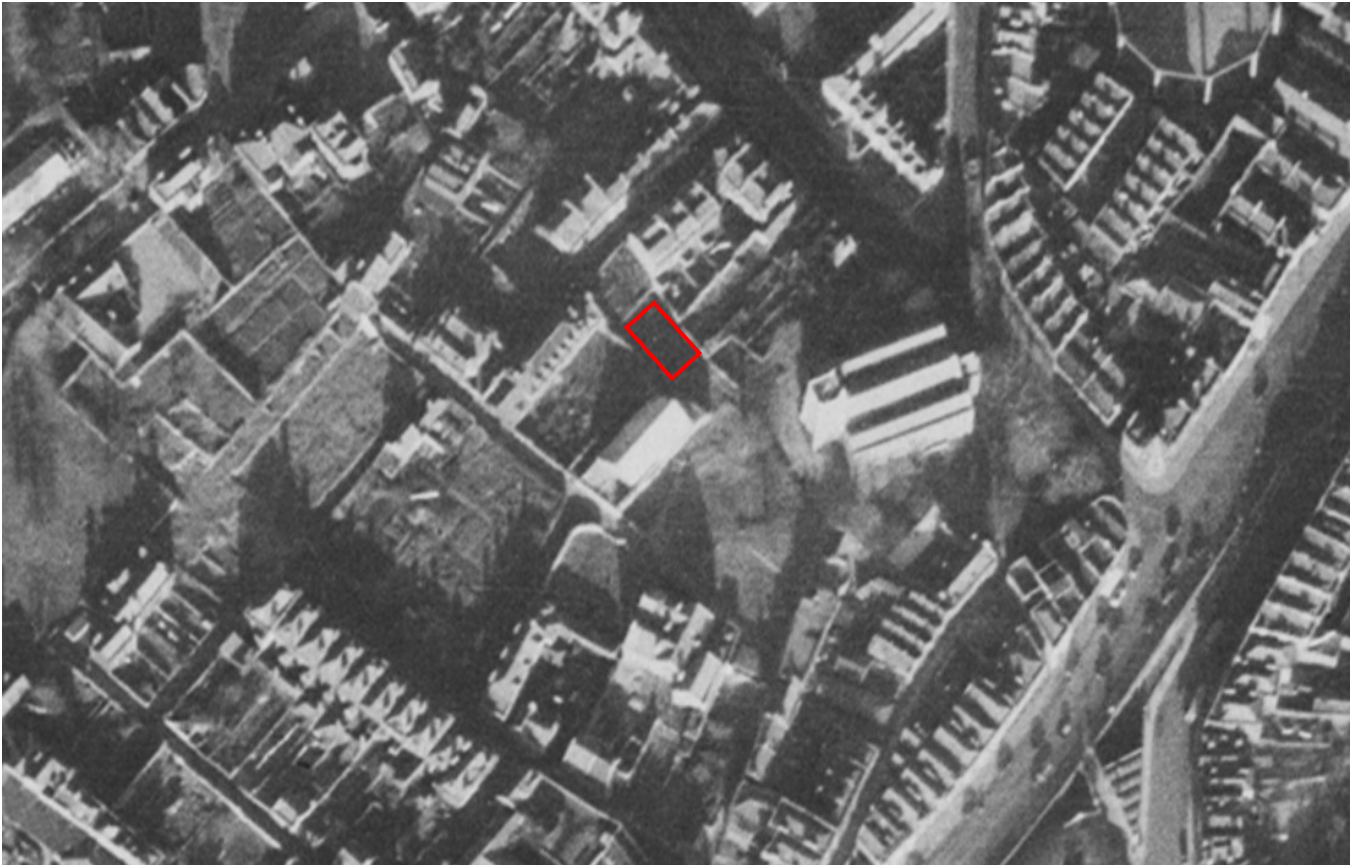


Figure 15

Map Index to Plate Positions



Illustration showing locations and directions of Plates 1 to 5. Source of base image: Andy Hay. North as indicated.

PLATES



1. Image taken from close to the bottom of the set of steps which runs up the north-eastern side of the scout hut, showing the significant change of level as the result of an upward gradient from south-east to north-west. The structure on the left of the frame is the lower level building, which under the proposed scheme will become in effect an undercroft or 'cellar', and will be used for storage for the new dance/amenity hall. View to north-west.



2. Image showing the extreme north corner of the scout hut (left), and the boundary wall between the Manor House and the scout hut/Memorial Hall, showing the upper storey of the Manor House's south-eastern elevation, overlooking the development site. View to west.



3. Image showing the south-western gable end of the Memorial Hall building, with its inscription above the upper set of windows reading 'St Michael's Parish Hall'. View to north-east.



4. The foundation stone of the Memorial Hall, laid in July 1925. Part of the inscription is badly weathered, and it is partially obscured by an unsympathetically placed drain pipe. The stone is located low down at the south-western end of the hall, on its north-western elevation.



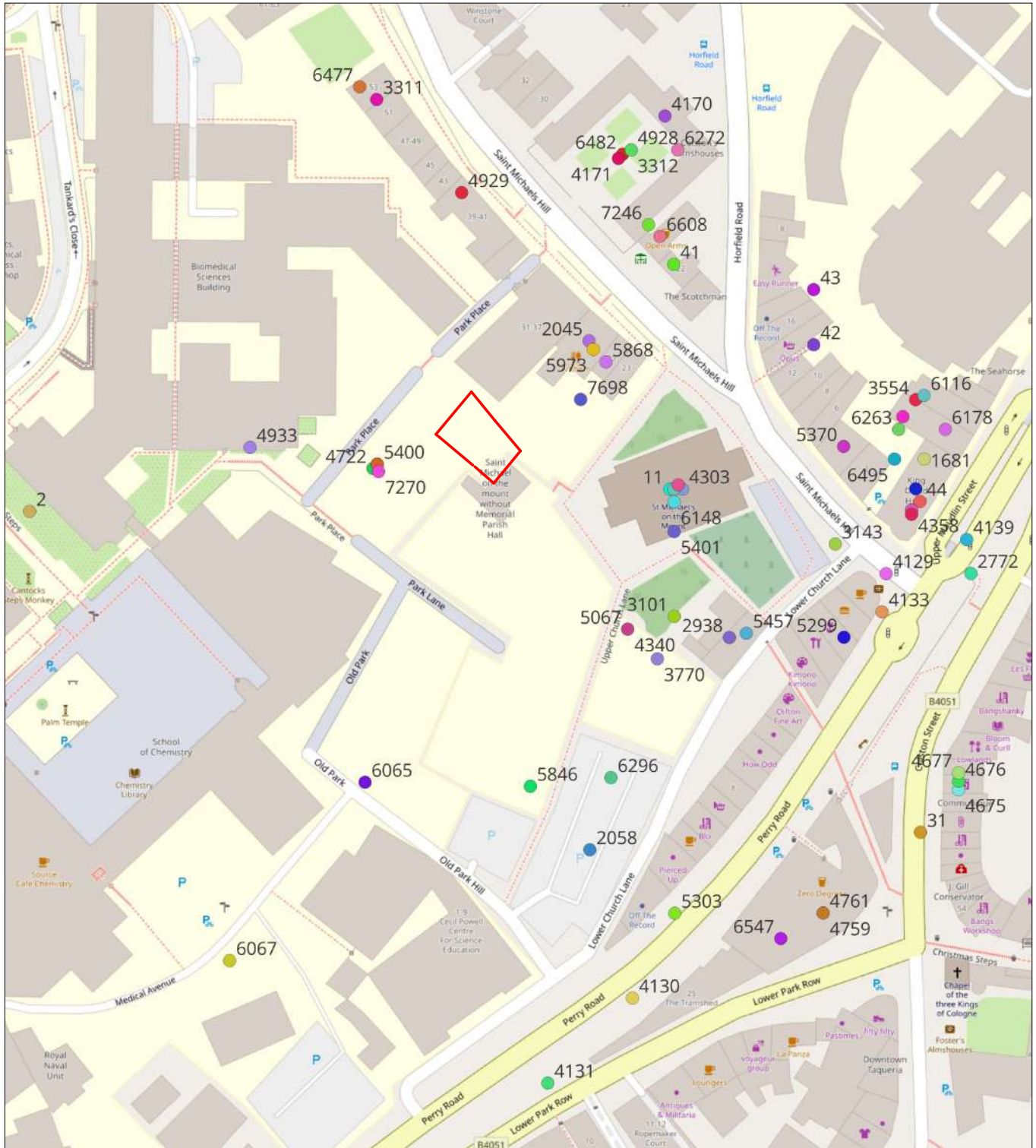
5. The narrow alleyway separating the north-western elevation of the Memorial Hall (right), from the Manor House's south-eastern boundary wall (left). Note the gate pillars about halfway along the masonry wall, marking the now-blocked original access into the lower garden belonging to the Manor House, the site of which was later occupied by the Memorial Hall. The blocking is most likely to have occurred at the same time as the construction of the Memorial Hall. View to north-east.



APPENDIX

Bristol City Council Historic Environment Record Trawl

Results of the HER Trawl - Showing Events



HER TRAWL: EVENTS

HER NO.	DESCRIPTION
2	In 1999, Roger Leech of Cultural Heritage Services carried out an archaeological assessment of the St Michael's Hill precinct of the University of Bristol (published as Leech 2000).
6	In March 2009, Simon Roper of Bristol and Region Archaeological Services carried out an archaeological evaluation within the crypt of St Michael's Church (HER 422M). This was following a geophysical survey of the vaults (HER 24648). Six small investigative trenches were excavated below the floor of the crypt or undercroft at St Michael-on-the-Mount Church, Bristol. Beneath the ledgers and floor slabs were found capping stones for burial shafts or vaults, and in one instance the top of a brick vault, mostly within about 150-250mm of the modern floor level. One vault was opened up, to reveal a number of coffins, the uppermost of which lay at about 980mm from the present floor surface.
31	In 1480 William Worcestre described Prior's Lane [the northern end of modern Colston Street] in his "Itinerary". The text was transcribed, translated and published by Frances Neale: <i>"venella a capite anguli muri fratrum minorum vocat le Pryour lane monachorum in parte occidentali sic eundo ad montem sancti michaelis versus euis Ecclesiam vsque ad locum & montem vocat Stypstrete prope fontem de Frestone continet ... gressus"</i> (Neale 2000, 52-53).
41	On 11 November 2003 Jonathan Brett and Kingsley Fulbrook of the Department of Environment, Transport and Leisure, Bristol City Council visited No.22 St. Michael's Hill (1507M). The building was a house of three-storeys and attic with a cross-gable roof. The shell of the building was of random rubble lias limestone bonded in an off-white lime mortar. The main entrance door was at the centre of the elevation and led to a small hall running the length of the building. At the north-eastern end of this was an original panelled timber door set in the original frame. Adjacent to this door, on the south-eastern side of the hall, was the entrance to the basement. The plan form comprised a single room on either side of the hall and the stair was accommodated in an projecting stair tower at the rear of the building. The core of the building was timber-framed and the floors at each floor were supported on timber beams with chamfered stops. The north-western ground-floor room contained a large fireplace on the north-west wall with an adjacent cupboard. The window opening overlooking St. Michael's Hill contained a sash with ovolo-moulded glazing bars. Openings had been created through the north-east wall, the original rear wall of the house, to give access to an extension containing a kitchen. The south-western room was plainer, with a chimneybreast on the south-east wall. The window was also a sash with ovolo-moulded glazing bars. The basement was reached by a stair in the north-west corner. The floor was mainly of Pennant sandstone flags which had apparently been relaid with an area of modern brick against St. Michael's Hill. On the northern side of the timber beam supporting the floor several of the original joists were extant and there was also a small original timber window on the south-western side of the stairwell. This was presumably to illuminate the basement with borrowed light.

	<p>The stair itself was a half-turn winder stair with the original newels with moulded finials pegged to the top of the newel at each floor as well as the original splat balusters and panelling. The stair was lit by small windows and reached a landing at each floor. The plan at first and second floor also consisted of a single room on each side of the stair. At third floor the south-eastern room had been subdivided laterally by the insertion of a stud wall beneath the cross-beam to create a bathroom together with a small bedroom overlooking St. Michael's Hill. In the south-west wall of this small bedroom marks in the render, suggesting a blocked window opening, were noted. Externally this would have been in the centre of the elevation. The attic formed a single space and the roof had been entirely replaced during the twentieth century. On most floors original doors, doorframes with moulded architraves and floorboards were extant. In the north-western first floor room the floorboards had been lifted above the timber crossbeam revealing that the floor joists were notched into the upper surface of the timber beam. At the rear of the building there was a yard with the remains of a number of former outbuildings. Against the boundary wall on the north-west side of the yard there were two brick chimney stacks, apparently of eighteenth- or early nineteenth-century date. A wall was also noted at right-angles to the boundary wall to the north-east of these chimneystacks. This butted against the boundary wall rather than being bonded in and the major element was constructed of lias bonded in a white lime mortar. This was interpreted as being contemporary with the main house and as being likely to represent the northern wall of a detached kitchen.</p>
42	<p>On 11 November 2003 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed the boundary wall enclosing the yard at the rear of No. 12 St. Michael's Hill. The boundary wall was of stone in a random rubble construction and stood to approximately six feet in height. The stonework was bonded in a soft pink-red lime mortar with red sand, white lime and other inclusions which was apparently of later seventeenth- or early eighteenth-century date. At the northern corner of the yard the wall contained freestone blocks and there was also evidence of an associated window opening in the north-eastern wall of the yard. These elements and the associated fabric of the wall were interpreted as a probably being a surviving element of an earlier building.</p>
43	<p>On 11 November 2003 Jonathan Brett and Kingsley Fulbrook of the Department of Environment, Transport and Leisure, Bristol City Council visited the ground floor and basement of No. 12 Gloucester Place, off St. Michael's Hill. The building was a two-storey rendered cottage with a basement. The north-west wall of the cellar was of stone rubble bonded in a red lime mortar with white lime inclusions. The other walls were of brick bonded in a white lime, the south-east and south west walls being of rat-trap bond. The brickwork appeared to be of eighteenth- or early nineteenth-century date. The plan of the building comprised an enclosed central stair with a single room on its south-east and north-west side.</p>
44	<p>In his "Popular History of Bristol" published in 1861, George Pryce reports an observation at the King David Hotel at Upper Maudlin Street. He noted "a doorway at the bottom of the cellar stairs ... another at the top ... and one or two others in the superstructure, together with a newel or winding staircase, extending from the ground floor to the summit of the building ... erected in the Perpendicular style".</p>
1681	<p>In March 2000, Richard Pedlar carried out an assessment of the King David Hotel and adjoining properties on Upper Maudlin Street. The assessment identified</p>

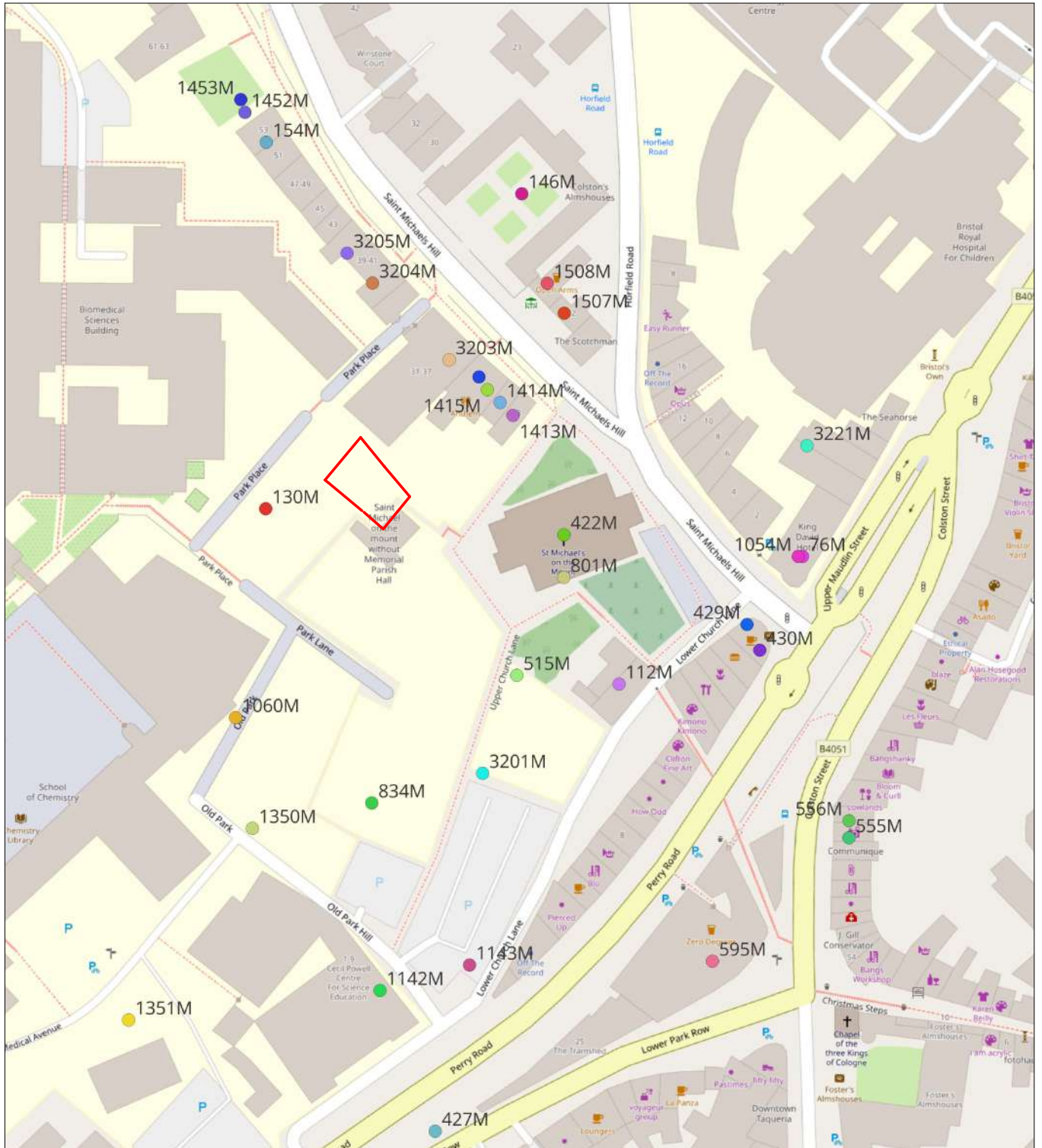
	that the existing King David Hotel building dates to c.1900 and replaced an earlier building at the corner of St Michael's Hill and Upper Maudlin Street when the roads were widened. The study also identified that the associated Social Club building adjoining the rear courtyard was nineteenth century in date and was likely to have had an industrial or warehouse use originally, although an exact use could not be established.
2057	In February 2005 a survey of Nos. 22 to 29 St. Michael's Hill was carried out by Dr. Roger Leech for Cultural Heritage Services.
2070	In March 1998 an archaeological desk-based assessment of a site between Upper Church Lane and Lower Church Lane was carried out by Peter Insole and Dr Roger Leech for Bristol and Region Archaeological Services.
2790	John Pritchard reports that two stone shot were discovered at the bottom of St Michael's Hill "about twelve years ago" (i.e. c.1890).
2796	J. F. Nicholls noted in 1883 that the "oldest remains traceable" in the King David Inn were Jacobean and included a newel stair and a fairly decorated ceiling. The font of St Mary Magdalene nunnery "may still be seen standing on the horse-block in the yard".
2816	In a paper on building stone used in churches, Andrew Mathieson noted that Brandon Hill Quartzite is the main building stone used in the church of St Michael the Archangel on the Mount Without.
2956	In September 1980 the building known as The Old Rectory, formerly St. Michael's Rectory, was recorded by John Bryant of the Department of Archaeology, City of Bristol Museums and Art Gallery. The building lies on the north-west side of Lower Church Lane, on the west corner of the path leading up to the nearby parish church and may originally have been the priest's house. The earliest element appears to be the block beside the path, lying at right angles to Lower Church Lane. The archive for the work consists of drawings, photographs and notes, plus architect's drawings.
3119	In February 1996 a watching brief was carried out by Rod Burchill during the demolition and rebuilding of the boundary wall of the Churchyard of St Michael the Archangel, at the rear of the garden of the Old Rectory, Lower Church Lane. The graveyard wall (BUAD 831A) was 15 metres long by approximately 2.5 metres high on the graveyard side. Two Pennant Sandstone memorials (BUAD 830A) had been set into the north face of the wall and these were removed for reinsertion in the new wall. A blocked opening in the eastern boundary wall was observed at the junction of the eastern and southern boundary walls which was found to lead to a chamber with a burial shaft (BUAD 833A) at the west end. The remains of at least one skeleton were visible. Removal of approximately 0.3 metres of soil revealed an area of Pennant Sandstone flags in front of the larger of the memorials. Beneath the flagstones were the capping stones of a burial vault (BUAD 832A) which was left undisturbed. A Pennant Sandstone ledger stone was found to the west. Three medieval floor tiles were found associated with the base of the wall. Beneath the made ground for the burial ground was a red brown sandy soil, interpreted as probable hill wash. Pottery of thirteenth- and fourteenth-century date was recovered from this soil.
3161	John Latimer reported in 1902 that during road-widening at the lower end of St. Michael's Hill the eastern part of the churchyard was removed. "The work involved the transportation of a great quantity of human remains".
3329	Prior to conversion of the building into flats, No. 53 St. Michael's Hill was inspected by John Bryant of the Field Archaeology Section, Bristol Museums and Art Gallery on 28th August 1986. It was not possible to examine all of the

	building because a number of rooms were inaccessible (with their doors fixed shut). The archive for the fieldwork consists of notes, sketches and a few photographs.
3788	An archaeological evaluation was carried out in 1992 by John Bryant for Bristol and Region Archaeological Services on a site which was to become a playground for St. Michael on the Mount Primary School. Two trenches were excavated. The first trench, measuring 25 metres long by 1 metre wide, was excavated parallel to and 5 metres from Upper Church Lane. It was oriented north-north-east to south-south-west. Two further trenches were excavated across the main trench. One of these at the south end of the trench was then enlarged. The remains of two structures, Rupert House (of which the front semi-circular bay was found as well as the rear wall) and Llan House, were found. Llan House was probably of fifteenth-century date. A bay had been added to the south-east face of Llan House. No evidence of occupation dating earlier than the fifteenth-century was recorded.
4147	A watercolour drawing executed by T. L. Rowbotham in 1828 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2562). The view records the south-eastern end of St. Michael's Hill, at the point where it now meets Perry Road and shows the end wall of the King David Inn (76M), the lower corner of St. Michael's churchyard and the end of Lower Church Lane. Beyond are three gabled houses, each of two storeys and attic, with bay windows and pentice roofs on the front elevations. On the east side of the road is an entrance to a yard with, beyond, a polygonal tower which was part of the remains of the White Lodge (426M).
4151	A watercolour drawing executed by T. L. Rowbotham in 1828 in the Braikenridge Collection of Bristol Museum and Art Gallery (BRSMG M2566). The view looks west from a position close to the southern side of Upper Maudlin Street (ST 5858 7328) and shows a terrace of three jettied, gabled buildings on the south-west side of St. Michael's Hill at the junction with Upper Maudlin Street. A similar view, slightly less detailed, was drawn by Jackson in 1826 (M2576).
4189	A drawing by Samuel Loxton in Bristol Reference Library (Bristol Reference Library A13), made in the first two decades of the twentieth-century, shows Colston's Almshouses from St. Michael's Hill.
4321	A drawing by Samuel Loxton in Bristol Reference Library (Bristol Reference Library E506), probably made during the first two decades of the twentieth-century, shows the crypt of the church of St. Michael. The crypt has a low vaulted roof, supported by large square columns. Light and ventilation is provided by small quatrefoil vents.
4441	Two photographs published by Reece Winstone, probably taken in the 1880s, show the King David Hotel at the foot of St. Michael's Hill. Plate 165 shows the inn from east while Plate 166 shows the yard at the rear. This looks east from the entrance to the yard of St. Michael's Hill.
4695	A survey of No. 70 Colston Street was carried out by Roger Leech.
4779	A photograph published by Reece Winstone, taken in March 1914, shows the tram signal box in Perry Road.
4947	A photograph by P. E. W. Street of part of the south-western side of St. Michael's Hill, showing Nos. 53 (right) to 31 (left).
4950	A photograph by P. E. W. Street of the Manor House, St. Michael's, viewed from lower down Park Place, i.e. from the north-east.
5085	A series of photographs published by Reece Winstone, probably taken in the 1860s, show Rupert House in Lower Church Lane, St. Michael's Hill. Plates 44

	and 46 show the garden and the rear of the house. Plates 45 and 50 show the interior of the building, including a decorated chimney-piece (Plate 50). It is not clear which rooms are shown. Plate 48 shows the rear door of the property, while Plate 49 shows the semi-circular bay on the north-east side of the building.
5321	Four photographs looking out across the city from the Perry Road area, date to pre-1869, c.1869, 1873 & c.1872. The last shows the roof of the original Colston Hall.
5418	Jean Rocque's 1742 'A Plan of the City of Bristol' shows "Ramsays Academy" for the building later known as (St. Michael's) Manor House. A terrace is shown on the south-east side of the building, leading down to a terraced formal garden, below which again is another garden (not formal), with a small building in each of 3 of its corners.
5472	James Millerd's 1673 map "An exact delineation of the famous city of Bristoll and suburbs..." shows St. Michael's Church on the west side of St. Michael's Hill. The churchyard is also shown and is surrounded by a wall. There is an entrance off Church Lane on the south side and another on the north side. A path runs across it in front of the east end of the church.
5800	Bishop Secker's Diocese Book, begun in the second quarter of the eighteenth-century but containing entries into the early nineteenth-century, records an entry about the parish of St. Michael. "ST. MICHAEL R. City of Bristol patrons. Kings books 6 li. Certified 5.18.11. Present income 160 li. Rector Mr. Samuel Jocham, vicar of St. Leonards. Large parish 278 houses in 1712, 350 in 1735. Sermons twice every Sunday except afternoon of first Sunday in the month. Morning prayers W[ednesday] and F[riday] and holy days. One gentleman's family papist. One seafaring man suspected to be perverted, 5 or 6 families of Presbyterians, one of Quakers. Curate Mr. [blank] Vaughan dead, not of age yet for priest orders, studious, modest, preaches well. In no archdeaconry. Rumney Penrose instituted June 25 1743, upon his death John Culliford A. M. was instituted Oct.1749. He is also one of the Residentiaries of Wells. It was augmented by lot in 1740. The churchwardens 1763 present the south wall of the church as a little bulged outwards, which they apprehend is caused by the weight and spreading of the roof, but do not perceive any immediate danger therefrom either to the fabric or the parishioners. Upon the death of Mr. Culliford Samuel Seyer M. A. master of the Grammer School and assistant at Christ Church was presented and instituted Feb.6 1764. Thereupon he quitted both the school and his curacy. In 1766 about 400 families of these 12 Presbyterians, 3 Quakers. Those who attend the Methodists attend also their church and their number does not increase. Two families reported papists, but their number does not increase. Two chapels, one belonging to Mr. Colston's Almshouse, served by Mr. Roquet, appointed by the Trustees, prayers twice every day, except on such days as the service is performed at the parish church; the other belonging to Foster's Almshouse, served by Mr Seyer, prayers every Friday, sermon the first Sunday of every month in the evening. The public Grammar School is in the parish and a Charity school for 20 girls founded by the late Mr. Elbridge. Colston's hospital for 12 men and 12 women. Foster's for 7 men and 7 women. Mr. Seyer resides and performs this duty by himself. Sermon and prayers twice on Sunday, prayers on Wednesdays and Fridays and holidays. Children catechised in Lent with Lewis's Exposition. Communication at the great festivals and the first Sunday of every month. Communicants between 200 and 300. In 1767 12 papists. Upon the death of Mr. Seyer the Corporation presented George Wilkins who was instituted by Mr. Camplin, Commissary May 22 1776. In 1784

	families 393 of which Quakers and dissenters 13, papists 2, Methodists none. Rector resides in his Parsonage house. No curate at present. 2 Sermons. Prayers every holiday, Wednesday and Friday. Catechism on Saturdays in Lent. Communion once a month and the great festivals. Communicants 50. 1822 W. Knight Rector. Rectory house in good condition but too much for his family. He resides in the parish".
5968	In 1998 the Royal Commission on the Historical Monuments of England carried out a survey of the Church of St. Michael on the Mount Without as a result of a proposal to declare the church redundant.
6085	On 26th July 1999 Dr. Roger Leech of Cultural Heritage Services observed a surviving part of the wall of a garden house of late seventeenth- or early eighteenth century date on the southern side of Medical Avenue, within the Bristol University precinct. The lower courses of the wall were of Pennant sandstone rubble and above this were mainly of brick. A brick arch was set into the lower part of the wall.
6170	In July 2000 a small excavation was directed at the rear of the King David Residence by Tim Longman for Bristol and Region Archaeological Services.
6290	In 1984 a measured survey of the church of St. Michael on the Mount, St. Michael's Hill, was carried out by R. W. Selwood.
6500	In 1698 Celia Fiennes observed Colston's Almshouse on the north-east side of Colston's Almshouses (146M). Fiennes described the building as "a noble almshouse more like a gentlemans house that is all of stone work, a handsome court with gates and pallsadoes before four grass plotts divided by paved walks and a walk round the same; the one side is for the women the other for the men, the middle building is 2 kitchins for either and a middle roome in common for washing and brewing, over all is a Chappell; they have gardens behind it with all things convenient, they have their coales and 3 shillings per weeke allowed to each to maintaine them; this is for decayed tradesmen and wives that have lived well, its set up and allowed to by Mr. Coleson [sic] a merchant in London".
6607	<p>In January 2010, Andrew Townsend of Bristol and Region Archaeological Services carried out an archaeological building survey of no. 24 St Michael's Hill.</p> <p>It was found that the extant main roof at 24 St Michael's Hill, where this was exposed, incorporated structural timbers of various dates, many of which were of some age, and also new timbers resulting from recent remedial work. It was not, however, possible to establish if some of the older timbers comprised a part of the original late-17th-century roof structure of the building.</p> <p>The areas of exposed timbers revealed that the roof structure had been considerably altered over time, incorporating structural timbers of various ages, a significant number of which probably date to the 19th and 20th centuries. It is possible that some of the older timbers comprise elements removed from other buildings and reused in the present roof-structure.</p> <p>Carpenter's marks were observed on one of the timbers, although this feature is thought likely to have comprised an off-cut from a larger roof timber.</p>

Results of the HER Trawl - Showing Monuments



HER TRAWL: MONUMENTS

HER NO.	DESCRIPTION
76M	<p>The King David Inn, built at the foot of St. Michael's Hill during the seventeenth-century. The inn was built on part of the site of the of the St. Mary Magdalen Nunnery. It consisted of two adjacent buildings knocked together. That fronting Upper Maudlin Street had three storeys and three bays, the central bay comprising the very broad flue of a chimney. At first floor level in the west bay was a bay window projecting over the pavement. The west, St. Michael's Hill frontage of this building was blank except for a window at ground floor level. The roof was hipped. The building appears to have been refronted in the early nineteenth-century. The building making up the rear of the inn also had three-storeys and at least three bays, but had a gabled roof. Chimney stacks were located at the east and west ends of the building, there being two adjacent stacks at the east end. There was an entrance at ground floor level on the St. Michael's Hill frontage and a large window adjacent. At the rear of the building, facing on to the yard and adjacent to its entrance, was a bay window apparently with three lancet arches within it which seems to have been of medieval date. A doorway divided this from another bay window of late eighteenth- or early nineteenth-century date. East of this bay window was a doorway by which was a three-step mounting block. On the top of this was an apparently damaged stone feature which may be the remains of the font of St. Mary Magdalen Nunnery reputed to be located in the yard. Behind the mounting block was a niche of unknown function. Inside at least one of the rooms had wooden panelling and a moulded ceiling of seventeenth-century date. On the north side of the yard was a stone building with a hipped roof which was used as a stable. The building was demolished in 1893 to be replaced with the building currently standing.</p>
112M	<p>The Old Rectory, Lower Church Lane. James Millerd's map of Bristol of 1673, shows a building on the site, but the existing structure is a house of c.1740. This was the rectory to St. Michael's Church, which was partially refronted c.1770 and then largely rebuilt by Thomas Paty in 1775. The listing description suggests that Paty may have introduced the ogee fenestration to the building. Render and brick with limestone dressings, rubble plinth, brick gable stacks and pantile hipped roof. Double-depth plan including right-hand rear wings. 2 storeys and attic; 5-window range. In 2 sections, 2:3 windows stepped up to the left-hand brickwork, render to the right, with a band above the plinth, a ground-floor drip to the right, differently moulded cornices, stepped up, and a continuous coped parapet. c.1770 right-hand section has raised, coved surrounds and ogee heads, a left-hand doorway with interlacing overlight and 6-panel door with the upper 4 raised, and 6/6-pane sashes, with interlacing heads, and 3 sunken panels to the parapet. The nineteenth-century south-west section has keyed architraves to horned 6/6-pane ground-floor sashes, and 4/8-pane first-floor sashes. The drip and cornice extend into the right-hand return as far as the external gable stack, windows as the front to each side, no right-hand ground-floor window, with a rear single-storey block. A continuous roof with 2 hipped dormers to the rear and 3 hips to the front. (Schedule of Listed Buildings). Fine late sixteenth-century panelling (which may have originally come from the White Lodge) was removed to the Red Lodge, and is now in the</p>

	ground floor Oak Room there. In 1980 included mullioned windows in the north-west elevation of the main block. The interior has several fireplaces of eighteenth- or nineteenth-century date.
130M	St. Michael's Manor House. Probably late C17. Restored 1983. Roughcast with limestone dressings, brick lateral stacks and a pantile hipped roof. Double-depth plan. 2 storeys and attic; 6-window range, single storey and attic; 2-window side wings. Regular fenestration, with a continuous string over the window heads, and moulded cornice eaves. A right-of-centre doorway under a good raised canopy with a shell hood on carved foliate brackets. Narrow cross windows have metal casements; 6 hipped dormers with casements. Left-hand wing has 2 cross windows, the right-hand one with a C20 door below the transom, left-hand wing has an inner doorway and 12/12-pane sash. Rear elevation has irregular fenestration, C20 dormers and oriel. Large stacks with small ridge links. The interior had original panelling and a staircase until the fire in the late 1970s. Panelling remained in one room of the main building only after the fire. The stair did not survive. Attached rubble walls to the front garden, an ashlar side doorway with alternate rusticated quoins, and large voussoirs, and ashlar piers to the front. The staircase between the first and second floors was lit by a wooden cross-window, its mullion and transom recessed along their centre lines. Incorporated within the fabric of the main building were the remains of an earlier structure of probable medieval date.
146M	Colston's Almshouse, located on the eastern side of St. Michael's Hill. The almshouse was founded by Edward Colston in 1691. Limestone ashlar with ridge stacks, and pantile hipped roof. U-shaped plan with wings to sides of a courtyard. 2 storeys; 8-window range middle with 10-window wings. A symmetrical group with a pedimented central chapel broken forward, drip moulds to both floors and a stone eaves cornice. Large central doorway has an eared architrave and 6-panel oak door, with a deep segmental canopy on foliate brackets, with a relief broken pediment with a pedestal. Above is a moulded panel inscribed to EDWARD COLSTON with a broken pediment, oval keyed windows each side and a clock in the pediment tympanum. Doorways to the ends of the centre, and in the 3rd and 8th bays of the wings, with pitched canopies on brackets and 4-panel oak doors. Stone moulded cross windows with architraves to metal casements, with alternate pediments and segmental pediments along the string, and 2 segmental pediments to the end elevations. The rear elevation has projecting chapel with rose window and lower flanking windows with stained glass, and a good plank door to a flagged basement, with cross boarding to the inside. Stacks are diagonally-set with linked cornices. Central bell cupola with an ogee roof. Square section lead downpipes. Associated C19 building to the rear, on Horfield Road (No. 21). The chapel has panelled timber pilasters flanking the entrance and in the corners of the E end, to a 3-bay barrel-vaulted timber roof, tall wainscotting rising behind the altar to a segmental pediment, with attached side benches and curved arm rests, and a single row of pews each side with desks. The three-storey houses to the south of the almshouses, Nos.22-24 St. Michael's Hill, were also constructed by Colston to provide additional income. The houses were extensively restored in the 1880s. The almshouse has a Grade I listing (Listed Building number 901-1/595).
154M	No.53 St. Michael's Hill, located on the south west side of the hill. The building is a three storey house with a basement and has a hipped pantiled roof. The plot of land on which the building stands was leased from Eusebius Brookes by

	<p>William Rufford in 1683. The house was built between 1683 and 1689 (Leech 2000, 64) The building is constructed of limestone ashlar and stone rubble, and is rendered. The building has a double-depth plan. The main north east facing elevation has three bays. On the south side of the elevation there is a recessed door, set within a plain opening, which leads directly on to the terrace deck in front of the building. This door may lead to a basement. On the north side of the elevation steps lead up to the porch enclosing the main entrance door at first-floor level. These steps project forward from the line of the main elevation. The main entrance door is enclosed by a square twentieth century trellis porch with a flat roof. All the windows in the elevation are sashes with moulded voussoirs above the opening. A parapet with flat coping stones surrounds the roof. A rendered chimney projects from the south side of the roof. Leech reports that internally original ceiling beams survive, as well as seventeenth century stairs (Leech 2000, 64). The ratebooks indicate that the house had been finished by 1689 but no occupant is recorded at this time. In 1695 Samuel Payne is the first recorded occupant. The ratebooks record occupancy during the eighteenth century (Leech 2000, 64-65). The building has a grade II listing (listed building No. 901-1/10/261).</p>
422M	<p>Parish church of St. Michael on the Mount Without, located at the foot of St. Michael's Hill. The date of origin of the church is currently unknown and it has been suggested that it may have originated as a chapel to an adjacent manor house in the area of Park Lane. However, the church was in existence by 1148 when William, Earl of Gloucester confirmed the grant of the advowson to Tewkesbury Abbey. The abbey appears to have exercised its right to appoint through its cell, St. James Priory (BUAD 1024M). The form of the medieval church is known only in outline. The tower, dated to the mid-fifteenth century, and had a four-stage tower. The nave and chancel are only known from visual sources; Jean Rocque's 1742 'A Plan of the City of Bristol' shows the church in outline plan while a drawing by James Stewart records the south-east side. There were both north and south porches, and the south aisle terminated at the eastern side of the tower. St. James Priory was dissolved in January 1540. The advowson of the rectory was acquired by Henry Brayne in 1544 as part of his purchase of the property of the Priory in 1544. Rumney Penrose became rector on 25 June 1743 and he was succeeded by John Culliford in October 1749. In 1763 the south wall of the church was reported to be bulging outwards as a result of the weight and spreading of the roof. On 6 February 1764, after Culliford had died, Samuel Seyer, master of the Grammar School and a local antiquarian, became rector. To expand the accommodation and presumably also in response to identified structural weakness, the church was rebuilt between 1775 and 1777 to designs by Thomas Paty, although the late-medieval tower was retained. A new organ was built and was first recorded in the church in 1793. This was rebuilt by John Smith senior of the Bristol organ builders John Smith and Sons between 1819 and 1821. There are two illustrations in the Braikenridge collection in Bristol Museum and Art Gallery of the stained glass (M2580-M2581) and of the monumental shields (M2582-2583). During road-widening at the lower end of St. Michael's Hill the eastern part of the churchyard was removed and this is reported to have "involved the transportation of a great quantity of human remains" (Latimer 1902, 45). The church was declared redundant in 1999. The building has a Grade II* listing (Listed Building number 901-1/11/279).</p>

427M	The Ship public house, located on the north side of Griffin Lane. Gable to the Lane. 2 storeys and attic; 1-window range; timber-framed front. Attached to the west. Square 2-storey porch projecting from left-hand side, open to south and east at ground-floor, sash window to front above, lean-to roof. Main entrance through porch. Bay window. 3-light windows to first-floor and attic. First-floor right-hand set forward slightly. Lateral stack a short distance in on east return. There may have been another lateral stack on the opposite wall. On the west side of the main block, about halfway back, was a small projection to eaves level. To the rear was a small extension of slightly increased height, with stacks between the two parts. The building was demolished to enable the construction of Perry Road in the late 1860s.
429M	House at the south-east corner of (Lower) Church Lane and St. Michael's Hill. The house of seventeenth-century date was attached to the south-east and was of two storeys and attic; gabled front; jettied; 1-window range; full-width pentice roofs to front. Left-hand entrance between two C17 posts; large window. 8/8 pane sash to first-floor; 6/6 pane sash to attic. Cellar access below ground-floor window. It was occupied by Robert Chidgey, mason, in 1826.
430M	A pair of houses. On the west side of St. Michael's Hill, Immediately downhill from Mon. No. 429M. Attached. 2 storeys and attics; gabled fronts; jettied; 1-window ranges; full-width pentice roofs common to both fronts. Cellar access to left of left-hand house. Adjacent entrances, with three C17 posts. Bay with sashes to right-hand house, pair of sashes to left-hand. Bays to first-floor and attic of right-hand, 8-light and 6-light fronts respectively, 2-light sides. 6-light first-floor window to left-hand house, attic window probably similar. A slightly raised pavement outside the lower house.
515M	Rupert House, on the south side of Upper Church Lane, facing Lower Church Lane. This was a stone building of seventeenth-century date which had been terraced into the hillside. It was named, according to one source after Prince Rupert (Winstone 1987). It was apparently renovated in the mid eighteenth-century and again in the nineteenth-century. Perry Road, built in the 1870s is reported to have destroyed the view of the city from the house. The building and the Llan House was turned into a single property in the 1880s when the photographer, William Harvey Barton, resident at Llan House on the north side of Rupert House expanded his business. The buildings seem to have been demolished in the mid-1960s.
555M	No.68 Colston Street. The gabled building, on the east side of Colston Street, is of two storeys plus attic. The ground-floor has a shopfront of nineteenth-century date and there is a bay window at first floor level.
556M	No.70 Colston Street. A single bay gabled building of two storeys plus an attic with a pantile roof. The ground floor is a shopfront, while the first floor has a bay window.
595M	The tram signal box and tram shed and stables at Perry Road/Lower Park Row. The buildings were part of a horse-drawn tramway run by the Bristol Tramways Company. A spur ran off the line along Colston Street into the yard. The buildings were constructed c.1874 and are of Brandon Hill Grit. The building at the north-east side of the junction of Lower Park Row and Perry Road was a stables for the horse drawn trams. The roof of the stable was gabled, with a ridge-roof following the curve of the building. A wooden signal box projected from the retaining wall on the south-east side of Perry Road. This had a hipped roof.

801M	<p>Churchyard for St. Michael on the Mount Without, St. Michael's Hill. The churchyard was in use from the medieval period, presumably from the later twelfth century when the church was founded, until it was closed by an Order in Council of 18 February 1854 made under the Burial Act of 1852. Part of the eastern side of the main churchyard was removed for road widening at the foot of St. Michael's Hill in the nineteenth century. The Ordnance Survey 1st edition map of the early 1880s indicates that there were a number of discrete smaller plots of land used for burial to the east of the church which have since been developed for other uses, although it is not known if they were cleared prior to reuse. Some areas of the main churchyard are paved but it has not been cleared of burials. Archaeological work has been limited to a watching brief on part of the churchyard in 1996 (BUAD 539).</p>
834M	<p>St. Michael's Church Boys' School. The school opened in 1840 as an Infants School for boys and girls and a Junior Boys' School. It had an L-shaped plan, with a small block within the angle between the wings. The majority of the building was a single-storey in height with a gabled roof. There were at least two dormers in the roof; and at least two chimneystacks. There was also a bell-cote on the roof ridge. The school was largely rebuilt in the 1890s, although the original gateways for Infants and Boys survive. A freestone sculpture ('The Reader') in the north elevation of the existing building is possibly a reclaimed architectural piece of Renaissance date.</p>
1054M	<p>The Nunnery of St. Mary Magdalen. The house was located at the foot of St. Michael's Hill, on the eastern side of St. Michael's Hill. It was founded by Eva, wife of Robert, FitzHarding in 1173 (Graham in Page 1907, 93) and endowed with land in Southmead (apparently the manor of Southmead). The layout and extent of the nunnery has not been established. The precinct appears to have been defined on the eastern and southern sides by Upper Maudlin Street and St. Michael's Hill, although its northern and western boundaries are less clear. The church consisted of a nave and three aisles with four arches and William Worcestre, writing in 1480, gives the (probably internal) length of the church as approximately 15 metres (Neale 2000, 228-229). The church seems to have stood on Upper Maudlin Street and Dr. Roger Leech suggests that the tower of the church, which is mentioned in the post-dissolution sale documents, may have been located at the junction of St. Michael's Hill and Upper Maudlin Street. The burial ground for the nunnery probably lay immediately to the north-west of the church but the spatial organisation of the ancillary buildings is currently unknown. In the mid-fourteenth century St. Augustine's Abbey granted the nunnery four adjacent houses, although it is not clear whether this represented an enlargement of the precinct. The house was dissolved in late-June or early-August 1536. The site was sold by the Crown to the London merchant Henry Brayne, who had also acquired St. James Priory (BUAD 1024M), and the priory buildings appear then to have been used as a residence. The manor of Southmead, including the wood known as Magdalene Wood, were sold to Richard Andrews of Hayles. Part of one of the buildings of the nunnery on Upper Maudlin Street seems to have still been extant in the latter part of the nineteenth-century and was by then the King David Inn. Internal and external photographs (published by Winstone) and drawings by James Stewart in 1751, T. L. Rowbotham in 1828 (BRSMG M2562) and Samuel Loxton in the early twentieth century (Bristol Reference Library M948 and M950) of these buildings exist. The King David Inn was demolished in the early twentieth century and the present building erected. Part of the site was archaeologically investigated</p>

	in 2000 and 2001 (BUAD 3591; BUAD 3617; BUAD 3934) when structural elements of the medieval nunnery and inhumations probably associated with the burial ground were recorded.
1060M	The Little Park. In the area above Park Row/ Upper Church Lane and bounded on the north-west by the later Tyndall's Park. Shown as "ye little Park" by Millerd's 1673 map. The name is preserved in the Park Hill and Park Place street names.
1142M	A probable medieval house at the west end of Upper Church Lane which was the capital messuage at the centre of an estate at the foot of St. Michael's Hill. The edges of the estate can be identified until the later post-medieval period and probably included St. Michael's Church, forming an association of great house and church which can be seen in many rural locations. The land was owned by the Cheddre family and later passed into the ownership of the Lisle's. It was bought by the city and then into the Stubbs family who built a lodge or summerhouse [BUAD 1143M] (ie. a second residence) there in the seventeenth century. The land passed into the hands of the Earle family who began to divide it into gardens.
1143M	A garden house or summerhouse (ie. the second residence) in Upper Church Lane, Kingsdown. The building was constructed in a large block of land (which had formed an estate since the medieval period) in the seventeenth century by Richard and Mary Stubbs. The plot was later owned by the Earle family who subdivided the block into gardens, and these were developed for housing in the nineteenth century.
1350M	No.16 Old Park Hill. The house is of seventeenth-century date and lies on the northern side of the street. It is of two storeys with a doorway in the centre of the Old Park Hill elevation. There is a three-light window on the west side of the door and a two-light window on the east, and stone drip moulds above the door and both windows. The roof is a hipped pantile roof aligned parallel with Old Park Hill which turns to a gable facing on to Old Park Hill at the west end of the roof. There is a brick chimney stack at the valley and another at the eastern corner of the house. The building was the garden house of Edward Tilley.
1351M	A garden house and associated garden on the southern side of Medical Avenue, within the University of Bristol precinct. The house was of late seventeenth- or early eighteenth-century date and was on the north side of a garden ground. Part of the north-western wall of the building survives, facing on to Medical Avenue, and its lower courses are of Pennant sandstone rubble (BUAD 3505).
1413M	No.23 St. Michael's Hill. The building is an early seventeenth-century jettied, gabled house of two storeys and attic. The ground floor has a single central sash window with the main entrance door on the northern side of the elevation. The first floor is jettied and at the centre of the elevation there is a projecting bay containing a sash. There is also a projecting bay in the centre of the attic gable. It is not clear when the building was constructed but it was probably one of a pair with No.25 [1414M]. Nos.27-29 St. Michael's Hill [1415M & 1416M] were built c.1637 and this house is probably roughly contemporary. The building was occupied by Henry Berry in 1695 and by a sequence of other individuals through the eighteenth century (Leech 2000, 74-75).
1414M	No.25 St. Michael's Hill. The building is an early seventeenth-century jettied, gabled house of two storeys and attic. The ground floor has a single central sash window with the main entrance door on the southern side of the elevation. The first floor is jettied and at the centre of the elevation there is a projecting

	<p>bay containing a sash. There is also a projecting bay in the centre of the attic gable.</p> <p>It is not clear when the building was constructed but it was probably one of a pair with No.23 (BUAD 1413M). Nos. 27-29 St. Michael's Hill (BUAD 1415M & 1416M) were built c.1637 and this house is probably roughly contemporary. The building was occupied by Henry Boucher in 1695 and by a sequence of other individuals through the eighteenth century (Leech 2000, 74-75).</p>
1415M	<p>No.27 St. Michael's Hill, located on the western side of St. Michael's Hill. The building is an early seventeenth-century jettied, gabled house of two storeys and attic. The ground floor has a single central sash window with the main entrance door on the northern side of the elevation. The first floor is jettied and at the centre of the elevation there is a projecting bay containing a sash. There is also a projecting bay in the centre of the attic gable. The house was demised to Philip Bowcher the younger by his cousin Humphrey Andrewes in 1637 and during the 1660s it was apparently occupied by Richard Cox. In 1695 the house was occupied by Martha Jones, widow, and by a sequence of other individuals through the eighteenth century (Leech 2000, 74-75).</p>
1416M	<p>The Rose Alehouse, No.29 St. Michael's Hill. The building is an early seventeenth-century jettied, gabled house of two storeys and attic. It was originally one room deep and was constructed as part of a pair with No.27, St. Michael's Hill (BUAD 1415M) c.1637. The ground floor has a single central sash window with the main entrance door on the southern side of the elevation. The first floor is jettied and at the centre of the elevation there is a projecting bay containing a sash. There is also a projecting bay in the centre of the attic gable. The house was demised to Philip Bowcher the younger by his cousin Humphrey Andrewes in 1637. During the 1660s it was occupied by Richard Cox and from 1695 until the beginning of the eighteenth century Nathaniel Milner occupied the property. The building was known as The Rose Alehouse in 1701 when it was leased to Solomon Edwards, sadler, by Edward Saunders of Axbridge. The house was occupied by Widow Tylee between 1703 and 1707 and by a sequence of other individuals through the eighteenth century (Leech 2000, 74-75).</p>
1452M	<p>No. 55 St. Michael's Hill was located on the south west side of the hill. The plot of land on which the building stood was leased from Eusebius Brookes by William Rufford in 1683. The building was constructed between 1683 and 1689 (Leech 2000 65), probably as one of a pair with No.57 St. Michael's Hill (BUAD 1453M), and was a three-storey, single bay house of rendered stone rubble with a hipped pantile roof. The original form of the building is uncertain, although it probably had a gabled roof. There was a chimney stack on the south side of the roof. The façade was probably altered in the eighteenth or early nineteenth century, when the windows were altered to sashes. The door and parapet were probably also added at this date. The main entrance door was on the north side of the elevation and was surrounded by an arch, possibly made of ashlar limestone. The door itself was panelled and had a fan light above it. There was a single sash window on each floor, although the opening for the second storey window was smaller than the others. The first occupant of the house to be recorded by the ratebooks was William Ruffet (probably William Rufford) in 1695 (Leech 2000, 65). The ratebooks record occupancy throughout the eighteenth century.</p> <p>The building was demolished in the 1950's and its site is now open ground.</p>
1453M	<p>No. 57 St. Michael's Hill, located on the south west side of the hill and on the south side of Tankards Close. The plot of land on which the building stood was</p>

	<p>leased from Eusebius Brookes by William Rufford in 1683. The building was constructed between 1683 and 1689 (Leech 2000, 65), probably as one of a pair with No.55 St. Michael's Hill [BUAD 1452M]. The building was a three-store, single-bay rendered house was probably constructed of stone rubble. The original form of the building is uncertain, although it was probably gabled. There was a chimney stack on the north side of the roof. The façade was probably altered in the eighteenth or early nineteenth century, when the windows were altered to sashes. The door and parapet may have been added at the same time. The façade was symmetrical to that of No.55 St. Michael's Hill next door. The main entrance door was on the south side of the elevation and was contained within an arch, possibly of ashlar limestone. The door itself was wooden and had a fan light above it. There was a single sash window on each floor, although the opening for the second storey window was smaller than the others. The first occupant of the house to be recorded by the ratebooks was Daniel Pill in 1705, although the entry in the ratebook comments that "a house yt is building" (Leech 2000, 65). The ratebooks record occupancy throughout the eighteenth century.</p> <p>The building was demolished in the 1950s and the site is now open ground.</p>
1507M	<p>No. 22 St. Michael's Hill. The building is a house of later seventeenth-century date and is of three storeys and attic with a gabled pantile roof. The building is reported to have been built for William Colston. The main, south-west facing, elevation is of two-bays with a central entrance doorway. In the yard to the rear of the building, against the north-west boundary wall, there was a detached kitchen. This was also constructed of lias and bonded in white lime mortar and was orientated south-west to north-east. It measured approximately six metres long by three metres wide. The building has a Grade II listing (Listed Building number 901-1/11/248).</p>
1508M	<p>No.24 St. Michael's Hill. The building is a house of later seventeenth-century date and is of three storeys and attic with a gabled pantile roof. Probably in the nineteenth century, the ground floor elevation was replaced with a classical shopfront with fluted ashlar pilasters. The building has a Grade II listing (Listed Building number 901-1/11/248).</p>
3201M	<p>Llan House, formerly no. 9 St Michael's Church Lane. The house was in existence by 1662 when it was recorded in the rate books as the garden house or lodge belonging to Elizabeth, widow of Hugh Browne (Leech, 2000, 84). Archaeological evaluation of the site in 1992 identified medieval footings in part of the structure (1132). In the eighteenth century the main part of the house was of three storeys with a centrally placed pedimented entrance with a lower two storey range attached to the west as depicted in an early twentieth century drawing in Latimer's Annals of Bristol, vol.1.</p>
3203M	<p>A house and garden recorded in ratebook entries as belonging to Elizabeth Cugley in 1662. A plan of c.1790 depicts the property as a single large garden with a small single room house in the south east corner labelled "Chicken Alehouse" (Leech, 2000, 76)(BRO 04479(2) fol.98c). The plot was redeveloped in c.1813 for ten houses and Park Place, later 31-37 St Michael's Hill.</p>
3204M	<p>No.39 St. Michael's Hill, located on the western side of St. Michael's Hill. The building was rebuilt along with the adjoining no. 41 between 1695 and 1703 as a three storey house attached house with attic dormers (Leech, 2000, 77). The ground floor appears to have consisted of two parlours and a kitchen towards the rear and a detached wash kitchen behind as depicted on an early nineteenth century outline plan (ibid.)(BRO 04479(3) fol.63a; 38041/BMC/12/PL4 fol.37).</p>



	Both no. 39 and 41 were completely rebuilt in the 1950s and only the exterior shell of the building is likely to be original fabric. The house was in the ownership of Owen Williams in 1696 (Leech 2000, 77).
3205M	No.41 St. Michael's Hill, located on the western side of St. Michael's Hill. The building was rebuilt along with the adjoining no. 39 between 1695 and 1703 as a three storey house attached house with attic dormers (Leech, 2000, 77). The ground floor appears to have consisted of two parlours and a kitchen towards the rear and a detached wash kitchen behind as depicted on an early nineteenth century outline plan (ibid.)(BRO 04479(3) fol.63a; 38041/BMC/12/PL4 fol.37). Both no.39 and 41 were completely rebuilt in the 1950s and only the exterior shell of the building is likely to be original fabric. The house was in the ownership of Ezra Prigg in 1696 (Leech 2000, 77).
3221M	Former social club building, adjoining courtyard to the rear of the King David Hotel, Upper Maudlin Street.

HERITAGE STATEMENT

1. Introduction

1.1 The following brief account is intended to examine the setting of the site, and its significance within the context of the local architectural landscape, and other nearby heritage assets. We have taken as our overarching guiding document in this respect the formal Historic England standard and guidance relating to the settings of historic sites and buildings, originally published in 2017 (Historic England 2017). The foregoing Desk-Based Assessment has already laid the groundwork for what follows, and there will therefore be no need to go again over the following elements:

- Topography and Geology
- Historical and Archaeological Background
- Historic Map Evidence
- Aerial Photographic Evidence
- National and Local Planning Policies

2 Potential Impacts: Views, Character and Setting

2.1 The published Conservation Area Character Appraisal for the St Michael's Hill and Christmas Steps CA, already provides an effective baseline assessment of the general visual and architectural repertoire and state of preservation, of the buildings and other heritage assets with the CA boundary; of which, of course, the present study site is a part (BCC 2008).

2.2 At the national level, the place of setting in the context of heritage assets which may be impacted, on whatever level, by proposed new development, is considered important enough to be dealt with under its own heading in the

National Planning Policy Framework (2012). Paras. 128 and 129 of the NPPF explicitly note 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.3 In its Glossary, the NPPF defines the setting of a heritage asset as:

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 also confronts the issue of *significance*, which can be perceived as a somewhat loaded and subjective term, difficult to define objectively, and which can be made to mean whatever happens to be expedient in a given situation at a given time. However, NPPF states that significance relates to

The value of a heritage asset to this and future generations because of heritage interest. The 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.

2.4 Current national guidance for the assessment of significance of heritage assets is based on criteria provided by Historic England (2008). Within this guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'. These values are broadly analogous to the 'interests' defined by NPPF, as stated in Historic England 2019. These are:

- Archaeological Interest: 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.
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

2.5 Rather more formal guidance, based on but also greatly reinforcing and expanding on the broad framework as outlined by the NPPF, is provided by Historic England 2017, which we have already noted. There is a great deal of information in this source, and much detail about the nature of the settings of heritage assets, the assessment of the significance of setting and its implications

beyond individual sites, and ways in which the potential negative impacts of new developments might be mitigated. This level of detail is outside the scope of this study, which is intended to provide only a basic overview of the main issues relating to the present site which may be a material consideration for the local authority. Detailed viewshed and intervisibility analyses, for example, would require much more extensive, specialist input. However, the document summarises the main issues, and suggests a simple staged approach to dealing with the issue of setting, as follows:

All heritage assets have significance, some of which have particular significance and are designated and the contribution made by their setting to their significance also varies. And, though many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance). This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process.....

Amongst the Government's planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset's significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes (HE 2017, 7-8).

2.6 Part of the problem with all of this formal documentation, is that while there are technical definitions of setting and character, so much of the conceptual framework underpinning it is subjective, and frequently comes down to matters of opinion and perspective. It is our view, however, that in this specific case, the proposed development falls very firmly into that category which is covered by the statement heading the second paragraph quoted above:

Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.

While it is true that the proposed development site lies very close to a number of significant heritage assets, in the form of listed buildings, in its present form, the site itself it can only be objectively described as a negative asset. As we have already noted in the foregoing Desk-Based Assessment, its visual aesthetics are

to say the very least, unprepossessing, and the site is heavily overgrown. The construction of the scout hut is of concrete slabs, and it has what appears to be a roof structure of corrugated asbestos. It is our view that the present scout hut powerfully compromises the local heritage setting, even while conceding, again as we have already noted, that its site is not visually prominent, and one can really only appreciate how truly unsightly it is when relatively close to it. Key components in this respect are the tall, historic stone walls which bound the site on its north-west and north-east sides, and which effectively shield views both to and from what would be ground and first floor levels of adjacent buildings, most notably the listed, 17th century Manor House to the north-west.

2.7 That said, it should be noted, however, that the proposed development site is directly overlooked by the upper floors of the Manor House (**Plate 2**), and at present, from that explicit viewpoint, it seems possible to us to justify a view that the current scout hut presents a significant negative impact upon views from the upper, south-eastern elevation of the Manor House, looking south-eastwards towards St Michael's church, and the Memorial Hall, the latter of which, we may remind ourselves, is formally designated by the local authority as an Unlisted Building of Merit.

2.8 In terms of precedent, it cannot be said that in the immediate environs of the Memorial Hall, the scout hut is alone in its palpably negative impact on nearby historic buildings. Although of (probably) later construction, the buildings of St Michael's Primary School, which is physically attached to the south-eastern elevation of the Memorial Hall, are of 'typical' 1960's/70s utilitarian build, with flat roofs, a generally somewhat unkempt appearance, and a visually unappealing aesthetic. Both of these buildings in effect 'bookend' the Memorial Hall, the school to the south-east and the scout hut to the north-east, although unlike the school, the scout hut is not physically attached to the Hall.

2.9 In trying to assess the level of potential harm presented to heritage assets by a given development (rated as the 'significance' of harm), there are two main aspects to take into account: risk *within* the site boundary towards any heritage asset already on it; and risk towards heritage assets, in terms of a range of potential impacts, in the immediate environs of the site. Account will also be taken by the local authority, in the case of alterations to or possibly even removal of, an existing historic building or structure, of the *rarity* or otherwise of that structure within the local idiom, completely *irrespective* of its subjectively-determined aesthetics. Rare survivals of particular types of structures, which display a series of 'typical' and/or 'diagnostic' characteristics of that type and so may be seen to stand for the type as a group, may well be considered historically very significant and their typological integrity will therefore not be allowed to be compromised or harmed by development or removal. This can lead, and indeed has in the past led, to subjectively 'ugly' buildings and structures being preserved and indeed protected by statutory listing or scheduling.

2.10 We would very strongly contend that in this explicit case, the building which is to be removed has no such intrinsic or inherent historical interest or value, other than, perhaps, as possible evidence of the expansion and development of the scout movement in the decades after WW2, and as an indicator of support for that development, and for the societal values espoused by the scout movement as a whole, by the local community of St Michael's, in terms of its collective investment in the building. Of its type, however, it is neither rare, distinguished, nor visually or aesthetically attractive, and one could point to any number of surviving garage lock-ups, of the same period, and exactly the same kind of construction, which are in essence simply somewhat smaller versions of the St Michael's scout hut – such as the group at the junction of Somerset Street and Prewett Street, Redcliffe, about 1.5km to the south-east of the proposed development site. Planning documents presented in the foregoing Desk-Based Assessment reveal that the scout hut was, anyway, only ever intended to be a temporary structure, and that the local authority had explicitly required it to be removed after a specified period.

So far as we can find, there was a temporary 'stay of execution' on the building up to the end of Sept. 1965 but it *ought* to have been demolished thereafter – which it clearly was not.

2.11 The existing scout hut on the site is of such a height that its main roof slightly overtops a part of the historic masonry wall which currently serves as a boundary between it, the Memorial Hall, and the Manor House to the north-west. This is shown by draft elevations produced by the client's architects (South-East Elevation – 1278-P-130). It is also the case that in terms of its bulk and massing, the south-western elevation of the new building will be more visually apparent as one approaches it from that direction, simply because the new structure will be slightly higher than the scout hut - that is, were one to be walking north-eastwards along the narrow 'alleyway', about 2.5m wide, which runs between the Manor House boundary wall, and the north-western elevation of the Memorial Hall. However – it is our view that, because of the light, timber construction that is intended for the new building, and the fact that it will have a grass roof, its overall impact on surrounding heritage assets (specifically St Michael's Church; the Memorial Hall; and the Manor House), will be considerably less than significant – and indeed, to the extent that in terms of its visual aesthetics, it will mark a considerable overall *improvement* to the overall integrity of the sensitive heritage space around it, which could be said to be defined by those three main assets. It should also be borne in mind that, importantly, this development is not just about the building itself – but it will also, by definition, result in a very significant 'tidying up' of the immediate environs of the site which will include the removal of rank vegetation which apart from being unsightly, is likely to be causing damage to historic stonework through unchecked root activity. The view of the site from the upper floors of the south-eastern elevation of the Manor house, following completion of the project, would, therefore, take in both the new grass roof, and the far more orderly and well-kept space in which the new structure will sit.

2.12 Because of the reduction in level between the site of the new building and the surface of St Michael's churchyard, it is likely that the roofline of the former may be visible from the latter, but these are likely to amount to no more than highly intermittent glimpses, depending on one's exact position within the churchyard. It is unlikely in the extreme that any complete view of the new building, amounting to full intervisibility, would be likely to be had from any position within the churchyard, with the sole exception of the top of the tower. And in that extreme case, the view for an observer in that location looking down towards the new building would be confined overwhelmingly to the grass roof.

2.13 The design of the new building will be such as to establish a high degree of unity and coherence with the existing vernacular repertoire. Key points of the physical characteristics of the proposed new structure are:

- A red brick street facing elevation. Intended to 'hide' the building, and draw on existing masonry around the site. The door will be a 'discreet' entrance
- The rest of the external walls do not need to be brick as they will not be seen and are close to existing boundary walls.
- It is proposed to use the same tone of red, but as a fibre cement cladding - therefore enabling the building to be read 'as one' in tone, but without proposing (and a charitable organisation paying for) brick on every elevation.
- It is proposed to establish a vertical rhythm to the walls, referencing the rhythm of the exposed structure inside the new hall and the existing parish hall, as well as the surrounding building details such as the Mount Without.
- Fibre cement is a robust material, that would suit a sunken site, with limited maintenance access and close proximity to other buildings.

The full details of the design and materials will of course be available with the formal planning application, but it is very strongly suggested here that the cumulative effect will be that the design will be as sympathetic to the existing architectural idioms as it is possible for a modern building to be, without descending into inappropriate, and expensive, historical pastiche.

2.14 Intervisibility between the Memorial Hall and the new building is clearly of a higher level simply because of the very close proximity between the site of the scout hut and the hall. Draft elevations and sections produced by the client's

architects, which we have already noted and which will form an element of any formal planning application, show that when approached from the south-west, the roof of the new building sits well below the roof apex level of the Memorial Hall; and again, that part of the roof which will be presented to that side, due to its slight downward gradient to the south-west, will show for the most part only its grass covering. The new building will be partially visible from inside the Memorial Hall, mainly through windows in its north-western elevation. This is because the significant gradient into which the hall has been fitted has required considerable terracing, resulting in the main space of the hall actually being at what would normally be first floor level. The south-eastern gable end of the new building will be extremely close to the north-western elevation of an extension building which has been constructed onto the north-eastern end of the Memorial Hall. However, this is modern element of the hall, perhaps even contemporary with the Primary School building. And like that latter building, it is a flat-roofed structure, of bland design, architecturally and aesthetically undistinguished. Overall therefore it is our view that, in terms of setting, the new building will have no negative implications (ie less than significant impact) for the Memorial Hall, and will indeed be a striking improvement in that respect on the present scout hut.

3 Summary

3.1 This brief Heritage Statement has been prepared by Avon Archaeology Limited on behalf of Askew Architects Limited. It has addressed issues of both built and other heritage considerations in relation to the proposed removal of a late 1940s/50s concrete scout hut, and its replacement with a modern, lightweight, timber structure with a grass roof, at the north-eastern end of St Michael's Memorial Hall. Together with the foregoing Desk-Based Assessment, we consider that this document meets the requirements of the NPPF and local planning policy, and provides sufficient information and assessment to identify the

potential impacts arising from the development of the site on nearby heritage assets which may be of concern to the local authority.

3.2 The Statement has put forward arguments and evidence to suggest very strongly that the designated heritage assets of St Michael's Church, the Park Lane Manor House, and, at a slightly lower level of designation, the St Michael's Memorial Hall, will be subject to a low level of harm or impact that amounts to considerably less than 'significant'. The assessment concludes that in terms of its footprint, scale and massing, the proposed new building will represent a positive element within the respective settings of the heritage assets under review here, in so far as it is highly likely to enhance the setting of these assets. This is particularly so not only because of the far more sympathetic aesthetics of the proposed new building itself; but also in the light of the removal of a previously negative structure, and the general 'tidying up' of the site and its immediate environs in terms of the removal, and thereafter ongoing control, of rank vegetation. The new building will also represent a major new community asset, and is likely to be used by a wide variety of groups and voluntary amenity organisations.

3.3 It is our view, therefore, that the proposed development will result in a low level of harm to the significance of the heritage assets which we have discussed here. In the context of the NPPF, the tests of paragraphs 195 and 196 will therefore not be engaged. The proposed development of the site is, we would contend, in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built and other heritage assets. In this case therefore, we consider that the positive public and heritage protection benefits which will be engendered by the scheme, will massively outweigh any impacts on or harm to existing nearby heritage assets, which, in the context of the framework set out by the NPPF and in other current policy guidance, both national and local, we judge to be considerably less than significant.

