

Bristol Local Development Framework
Supplementary Planning Document Number 7



Archaeology and Development

Adopted March 2006



www.bristol-city.gov.uk/planningpolicy





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1.0 INTRODUCTION

The city of Bristol is experiencing continuing development pressure on a scale unprecedented since the development boom of the 1960s and 1970s. Modern construction methods can mean the total or extensive removal of sensitive archaeological deposits and features which, once lost, are irretrievable. There are now well-established strategies to ensure that important historic assets are not unnecessarily destroyed in the course of development. There is also an increasing recognition that the historic environment can play a positive role in urban regeneration. The high quality of Bristol's historic character draws increasing numbers of visitors to the city and is a significant factor in attracting inward investment. A close working relationship between archaeologists and conservation officers on the one hand and urban designers and architects on the other can help to produce high-quality solutions which respect and enhance the historic environment while helping to maintain the distinctiveness and variety of the places which characterise the greater Bristol area.



St Mary Redcliffe Church



Currant Lane, formerly off Narrow Quay (1876)

Historic assets can be found in numerous forms, some more tangible than others. The city's great monuments - the former St Augustine's Abbey, now Bristol Cathedral, St Mary Redcliffe church, or Brunel's Suspension Bridge - are iconic examples of the city's rich heritage. Less obvious are the largely buried remains of Bristol's great castle, its town walls and the remains of houses, streets, shops and public buildings which have been removed during successive periods of urban renewal. They represent a buried historic landscape that continues to determine the shape and form of the modern city. The floodplain upon which much of Bristol city centre now sits, with its waterlogged strata and former river channels, is a treasure house of important and well-preserved archaeological information.

It is therefore vital that the most important elements of Bristol's historic landscape are preserved for present and future generations to enjoy. Evidence suggests that investment in the historic environment attracts further external investment and engenders wider social and





community benefits, while also producing a growth in confidence and pride in the local environment (DCMS, 2001).

There is thus a need to support the 1997 adopted local plan, to ensure Bristol’s rich archaeological and historic assets are preserved, not only to benefit future generations but also ensure the distinctive and unique character of the city is safeguarded and enhanced.

Further information about the processes involved, the benefits of the historic environment to regeneration, ways of sympathetically managing change to that environment and specific training courses can be found on the website of Historic Environment Local Management (HELM) run by English Heritage – www.helm.org.uk.

1.1 Status of SPD7

The archaeological implications of development proposals should firstly be assessed in accordance with policy B22 contained within the adopted 1997 Local Plan. SPD 7 further supplements and adds an additional level of detail to this planning policy and will be an important material consideration in the development control process.

Policy B22 in the Proposed Alterations to the Bristol Local Plan sets out the City Council’s commitment to the preservation either in situ or ‘by record’ of the City’s rich archaeological heritage. It is likely to be included with any future Development Plan Document. It replicates the policy in the adopted Local Plan (1997) and it is thus referred to in SPD7 as the basis for the City Council’s approach to management of the archaeological resource.

SPD7 has been prepared in accordance with PPS12 – Local Development Frameworks (2004) and the associated Town and Country Planning (Local Development)(England) Regulations 2004.

1.2 Purpose of guidance

This Supplementary Planning Document (SPD 7) will replace the previous Policy Advice Note (PAN) 4 ‘Archaeology and Development’, published in 1994. The SPD will complement and provide further guidance to the policy approach set out in the saved Bristol Local Plan (Adopted December 1997) and the First Deposit Proposed Alterations to the Bristol Local Plan (February 2003).

Assisting in securing both local and national objectives in respect of the provision of sustainable development across the City, the SPD will set out the City Council’s approach to Archaeology and Development when considering planning applications for development in Bristol.

The approach:

- Emphasise the need for a high level of understanding in assessing the archaeological potential of any development site, thereby minimising the risk of unexpected discoveries and reducing associated costs.
- Give guidance to applicants on the likely archaeological works that will be expected in the light of accumulated information throughout the City.
- Assist developers, property owners, their agents and advisers by setting out and explaining the procedures which the City Council expects to be followed.
- Promote the Historic Environment as a positive contributor to the regeneration of the city.

1.3 Policy background

In 2000, the United Kingdom ratified the Valetta Convention (the European Convention on the Protection of the Archaeological Heritage – revised in 1992). The Convention commits signatories inter alia to:



- the maintenance of an inventory of its archaeological heritage - article 2i;
- the conservation and maintenance of the archaeological heritage, preferably in situ - article 4ii;
- ensuring that archaeologists participate in planning policies designed to ensure well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest - article 5i;
- allocating sufficient time and resources for an appropriate scientific study to be made of the site and for its findings to be published – article 5v;
- making provision, when elements of the archaeological heritage have been found during development work, for their conservation in situ when feasible – article 5vii.

Planning Policy Guidance Note (PPG) 16 Archaeology and Planning, published in 1990 by the Department of the Environment established archaeology as an important material consideration in any planning application. The value of archaeology was underlined by the Secretary of State for the Environment in the following statement:

Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism. (para 6)

PPG16 stresses the principle that preservation of archaeological remains is the desired option, particularly those of national importance:

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. (para 8)

In 1994, PPG16 was complemented by the publication of PPG15 Planning and the Historic Environment. This dealt more holistically with the historic environment and with measures to ensure the effective stewardship of that environment, as represented by listed buildings, conservation areas, parks and gardens, battlefields and the wider historic landscape. In keeping with the approach taken in PPG16, PPG15 recommends in the case of alteration or demolition of older buildings that programmes of recording should be put in place. It also highlights the potential for the discovery of features of historic interest such as chimney pieces, fireplaces, early windows and doors and



Reuse of former brewery buildings in residential scheme on the former Courage Brewery site (Atkins, Walters and Webster for Deeley Freed, Ltd)



even wall paintings. Such features, if found, may need to be retained or at least recorded (PPG15, paras 3.22-3.24).

In September 2002, the Joint Replacement Structure Plan for the unitary authorities of Bath and North-East Somerset, Bristol, North Somerset and South Gloucestershire was adopted. Policy 19 indicates that:

Local Plans will, through existing national/international designations, and other policies and initiatives:

- *protect that part of the cultural heritage that consists of the built and historic environment of the area and manage development and land use change in a manner that respects local character and distinctiveness, ensuring that new development and other land use changes respect and enhance local character through good design and conform with any local character statement/guidance produced locally;*
- *protect Scheduled Ancient Monuments and other nationally important archaeological remains, which should be preserved in situ and their settings maintained and enhanced;*
- *require development proposals affecting archaeological sites of local importance to demonstrate an overriding need for the development, to provide for a mitigation strategy where necessary, and to provide for appropriate prior investigation and recording of the site.*

Bristol City Council fully supports the policies and guidances outlined above. The adopted Local Plan policy B22 contains provision for the preservation in situ of nationally important archaeological features. It also outlines the process whereby archaeological information should be gathered to inform the development control process and to ensure that decisions are taken with adequate information on archaeological issues.

- (I) *There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.*
- (II) *Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation. Where there is evidence of archaeological remains, development will not be permitted except where it can be demonstrated that the archaeological features of the site will be satisfactorily preserved in situ, or a suitable strategy has been put forward to mitigate the impact of development proposals upon important archaeological remains and their settings; or, if this is not possible and the sites are not scheduled or of national importance, provision for adequately recording the site prior to destruction is made, preferably by negotiating a planning agreement to ensure that access, time and financial resources are available to allow essential recording and publication to take place.*



Recording in progress at Twyford House, Shirehampton



Roman altar from Sea Mills

2.0 HISTORICAL CONTEXT

Bristol has an extremely rich and varied archaeological heritage. Palaeolithic finds of national importance have been made in Shirehampton and at St Anne's. Development on the low-lying Avonmouth Levels has revealed a complex Bronze Age landscape of seasonal settlement, probably associated with known contemporary settlements on the higher ground on Kings Weston. There are three known Iron Age hillforts, Blaise Castle, Kings Weston Down and Clifton Down, while evidence has been recovered for farming settlements at Henbury, Hallen, Filwood and elsewhere. Two Roman villas have been excavated. That at Kings Weston is run by Bristol City Museum and is open to the public. A number of other Roman settlements have been excavated, at Inns Court, Henbury and adjacent to Upper Maudlin Street in the City Centre. Sea Mills was a small Roman town and port and important discoveries continue to be made even in small-scale works.

The town of Bristol was not founded until around 1000 AD when a settlement (Brycgstow) grew up on a sandstone headland by a river crossing. By around 1250 urban



Tower Hartz, Temple Back

development had taken place beyond the original core of the town and it had reached its maximum extent before further expansion took place from the 17th century onwards. The town was furnished with stone defences from the 12th century, probably replacing earth and timber defences erected at the time of the town's foundation. These defences were extended in the 13th century as new land on the margins or across the river were enclosed. From the 17th century, the city profited from lucrative trade contacts with colonial settlements in the Americas and the Caribbean. Bristol displayed the conspicuous wealth derived from these trading links, with Bristol's merchants profiting from the trade in slaves as



Queen Square, laid out in 1699



well as the raw materials which formed part of this complex trading pattern. This new prosperity allowed technological innovation to flourish and new industries were established. As a result, the city experienced a huge growth in population especially during the 19th century. This period of growth has left an important legacy of major public squares and buildings and monuments reflecting the city's important industrial and engineering heritage.

3.0 SCHEDULED ANCIENT MONUMENTS AND LISTED BUILDINGS

There are currently 23 Scheduled Ancient Monuments in Bristol. Under the Ancient Monuments and Archaeological Areas Act (1979), the Secretary of State for Culture, Media and Sport has a duty to maintain a Schedule of Ancient Monuments in accordance with accepted criteria. Unauthorised damage to a Scheduled Monument is a criminal offence under the Act. All works to a Scheduled Monument will require Scheduled Monument Consent, currently administered by English Heritage on behalf of the Secretary of State. Often alterations to the setting of the monument may be a consideration requiring consent. Early consultation with the local office of English Heritage is strongly recommended.



Possible bet tohorah (Jewish ritual bath for washing the dead) at 33 Jacobs Wells Road

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State is empowered to compile a list of buildings of special historical or architectural interest. There are nearly 4500 listed buildings in Bristol. The inclusion of a building on the list gives protection to both the interior as well as the exterior of the building and includes any object or structure within the curtilage of the principal building as it existed prior to July 1948. Applications for Listed Building consent are administered by the Local Planning Authority, although applications for works to Grade I and II* buildings are automatically referred to the Government Office for the South-West, advised by English Heritage.

Applicants for consent for works to listed buildings may be asked to submit a critical assessment of the building's fabric, an audit of its architectural features and information about its date and phases of its development. This information may be contained within a desk-based assessment, as explained below, and/or a measured survey showing the various building phases. These are key to an understanding of the building without which proposed works will be ill-informed and potentially damaging to the historical integrity of the building.

The above arrangements are currently under review as part of the Government's Heritage Protection Review. Already from April 2005, English Heritage has taken over the administration of the listed buildings system and the criteria for listing buildings is under review. It is also proposed to create a unified 'Register of Historic Sites and Buildings of England'.



4.0 PROVISION OF ARCHAEOLOGICAL ADVICE

Bristol City Council is committed to giving prompt and effective advice to applicants or potential applicants considering development projects, large and small. Owners of historic properties are also encouraged to seek early advice regarding the possible effects of renovation or alteration. As part of this service, the City Council maintains a computerised Historic Environment Record (HER). This includes a database dedicated to the city's historic core (the Bristol Urban Archaeological Database - UAD) set up with English Heritage support and funding.

4.1 Historic Environment Record

This contains data on historic monuments, sites, finds and past archaeological surveys and excavations. The data includes evidence from early paintings, documents and photographs, from past geotechnical investigations and chance discoveries made by various individuals and organisations. It currently contains over 16,000 individual records covering the whole of the Bristol City Council administrative area. The data is stored on an Access database linked to a standard GIS (Geographical Information System).

In addition to the computerised databases, the HER holds copies of historic maps and photographs, as well as copies of all archaeological surveys, desk-based assessments, evaluation and excavation reports, undertaken in the course of the development process.

The HER is publicly accessible with a dedicated search room and arrangements can be made to view the data by contacting the City Archaeologist. Alternatively, data can be supplied either digitally or as paper copies if required.

5.0 ARCHAEOLOGY AND THE DEVELOPMENT CONTROL PROCESS

The production of suitable strategies to protect or record archaeological remains affected by development is usually the responsibility of the person or organisation making the application. This includes the undertaking of archaeological works, both before the determination of an application and to satisfy any conditions that may be attached to a planning consent.

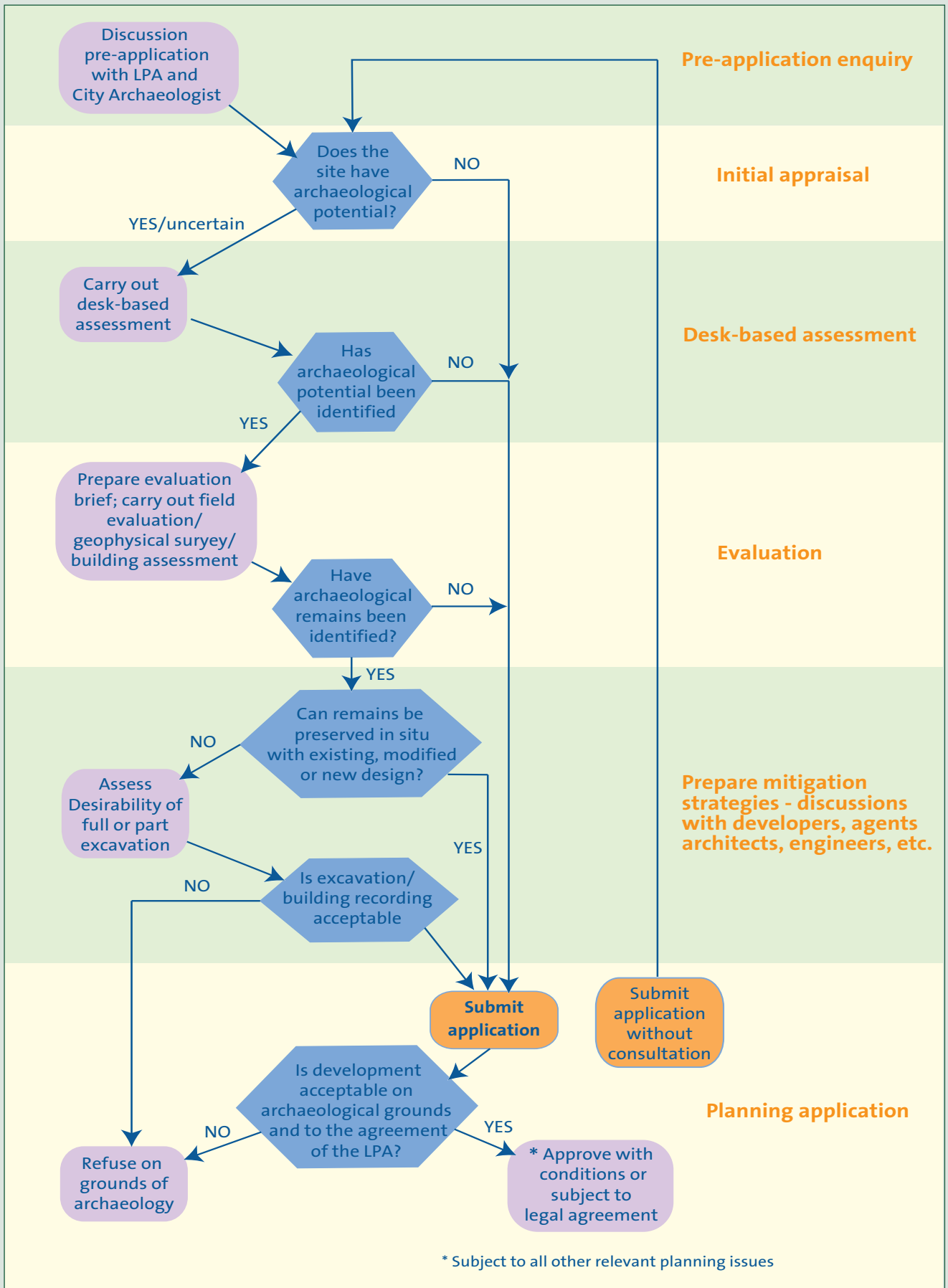
On major schemes in particular, the applicant may wish to secure the services of a specialist archaeological consultant or, in the case of works to historic buildings, a specialist in historic buildings or conservation architect. They can not only provide specialist advice, but can also help in guiding the applicant through the process of obtaining planning or Listed Building consent and represent the applicant in negotiations with the Local Planning Authority. Contact details of possible consultants may be obtained from the City Archaeologist or from the relevant professional institutes. Useful addresses are provided in Appendix 2.

Set out below is the approach to achieving conservation of the Historic Environment by a process of obtaining an in-depth understanding of its significance and importance, whether in the case of individual buildings, sites or whole landscapes. This process has been summarised under the acronym CoBRA (Conservation-Based Research and Analysis) as

the research, analysis, survey and investigation necessary to understand the significance of a building and its landscape, and thus inform decisions about repair, alteration, use and management. (Clark,2001)

It is intended that each step follows a logical path, culminating in a satisfactory and acceptable outcome for all concerned. A summary of the process is illustrated in the accompanying flow chart.





Key Stages in the Archaeological Planning Process

5.1 Pre-application consultation

It is strongly recommended that potential applicants considering making a planning or listed building application, seek early advice from the City Council's archaeological officer and conservation officer. Frequently archaeological or more general conservation issues can be highlighted and, by appropriate design solutions, unnecessary costs can be avoided. Addressing such issues early in the process will usually result in a smooth passage of an application without unnecessary and costly delays.

5.2 Initial appraisal

An initial appraisal of potential development sites or works to historic buildings is made by the City Archaeologist when pre-application enquiries are received or when planning applications are lodged. In addition, several utility companies routinely seek advice on the archaeological implications of future projects. Many such works, particularly the insertion of

pipelines or extensive water or gas mains can reveal important archaeological information and provide useful transects across the landscape. Often the City Archaeologist will wish to visit the site or building to assess the archaeological potential at first hand. In many cases development proposals will be too small to have any significant archaeological implications, although in certain areas even small-scale works can reveal important archaeological information.

5.3 Archaeological desk-based assessment

Where initial appraisal suggests that the proposed development is likely to have archaeological potential, the City Archaeologist will request that an archaeological desk-based assessment should be carried out. This should be undertaken in accordance with established guidelines and best practice, as set out by the Institute of Field Archaeologists in Standards and Guidance for desk-based assessment (IFA, 1999).



Part of Jean Rocque's 1750 map



In general such a study will consist of:

- Research of readily available documentary sources relating to the site and its immediate area, including cartographic, photographic and pictorial sources;
- Interrogation of the Bristol Historic Environment Record, including other archaeological records relevant to the area;
- An examination of the recent planning history of the site which may provide clues about the impact of previous development;
- Examination of previous geotechnical records, if available, such as engineering boreholes and test pits. These may provide a useful insight into the impact of previous land use, especially the presence of infilled cellars or other intrusions into the archaeology;
- Examination of aerial photographs;
- Interrogation of records held by English Heritage at the National Monuments Record in Swindon.

At least one site visit should be made and there should be a detailed photographic record both of the site and its immediate surroundings. This will be particularly important in the assessment of proposed changes to historic buildings. In all cases, desk-based archaeological assessments must be carried out by experienced archaeologists, with expertise in the collection and analysis of documentary sources. In the case of historic buildings, appointed consultants should also have proven expertise in the analysis of historic buildings. Advice on suitable consultants can be obtained from the City Archaeologist.

5.4 Geophysical Survey

In certain circumstances, such as on greenfield sites or in some urban areas, a geophysical survey may be a highly cost-effective way of establishing whether buried archaeological features survive over a wide area. Such a survey may be undertaken as part of the desk-based assessment and should be undertaken by firms which specialise in such work. Several different geophysical survey techniques are now widely available.

The two most commonly favoured and applicable to many rural or suburban situations are magnetometry which can measure changes in the magnetic field within the soil and resistivity which measures the relative changes in electrical resistance of buried materials. The former is especially effective at defining negative features, such as ditches and pits, while the latter can record archaeological features displaying high resistance, such as wall foundations. Often a combination of techniques is seen as most appropriate. Most geophysical techniques do not work well in urban situations, due to the complexity of underground disturbance, buried services, metallic contamination, for example from reinforced concrete, and distortion from adjacent structures.

Ground penetrating radar (GPR) has sometimes been used to good effect in urban situations and is likely to become more widely used as new research progresses into its application. In all cases it is strongly recommended to seek the advice of a firm which specialises in archaeological geophysics before commissioning such work.



Ground Penetrating Radar survey in progress

5.5 Archaeological evaluation

An archaeological field evaluation may be required involving a first-hand examination of the site to establish precisely the nature of its archaeological potential. An evaluation is quite distinct from a full-scale archaeological excavation. Its primary purpose is to determine whether archaeological remains are present and if so, their extent, condition and potential importance.

Typically, trenches will be relatively small, although in each case their dimensions will depend upon the constraints of the site and the aims of the evaluation. It is important that such work is carried out early in the decision-



Archaeological evaluation in progress at 100 Temple Street

making process and certainly before any final decisions are made regarding the outcome of any planning application. The presence of archaeological remains can be a determining factor in the design and layout of development. In extreme cases, where nationally important monuments may be extensively damaged by development, the results of the evaluation may mean that part of the site cannot be developed although such cases are very rare.

In all cases, field evaluations should be carried out by qualified archaeological organisations, working to a brief which will be prepared by the City Archaeologist. The work will be expected to conform to national standards as set out by the Institute of Field Archaeologists in Standards and guidance for archaeological field evaluation (IFA, 1999).

5.6 Standing Building Assessment

In the same way that development can affect surviving buried archaeology, insensitive or ill-informed refurbishment or alteration of historic standing buildings can destroy key elements of those buildings. Understanding is therefore the key to the successful conservation and regeneration of historic buildings, using the principles of CoBRA set out above. By carefully applying these principles, there is a greater chance of ensuring the continued long-term viability of historic buildings which is the ultimate aim of conservation practice.

The first step is to acquire as much data as possible about the history and development of the building. This work involves a similar process of data gathering as for desk-based assessments (see above) but also requires a close examination of the building's plan and fabric. For minor works to listed buildings or for works to unlisted buildings, the information required may be limited to:

- a plan of the building;
- a written summary of the building's location, form and materials;





- general photographs of the building;
- data about the history of the building from local records, including the HER;
- a statement setting out the need for the works.

In particularly complex or sensitive buildings, the assessment of a standing building may require a more detailed survey to be carried out. Such a survey should provide:

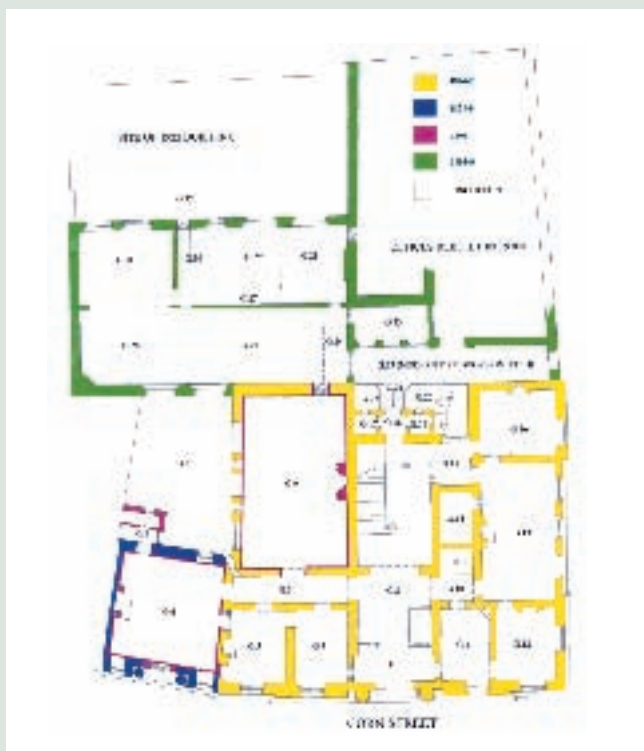
- An accurate plan of the building as existing;
- A plan or series of plans illustrating the development phases of the building as informed by documentary sources and visual inspection;
- High-quality photographs to illustrate the above, to include an audit of existing ornamental features within the building;

- High-quality photographs to illustrate the exterior of the building, its setting and any associated structures;
- Occasionally, this more detailed work may require limited opening up of parts of the building (which may itself be subject to Listed Building consent);
- Where works involve ground disturbance (for example underpinning or the insertion of new services) there may be a need to undertake limited archaeological evaluation, as set out in paragraph 5.5 above, to assess the likely impact upon below-ground remains, either associated with the standing building itself, or with earlier structures.

The former Royal Commission on the Historic Monuments of England (now part of English Heritage) has published a useful guide on the standards and levels of recording most appropriate for buildings of varying levels of significance and importance (RCHME, 1996). Additional advice has been published by the Association of Local Government Archaeological Officers (ALGAO) on the process involved in assessing proposals for the alteration and repair of historic structures (ALGAO, 1997).

In the case of the more important and complex buildings, such a survey may form the basis for a Conservation Plan. This is a document that sets out the historic importance of a building or place, its significance and vulnerability to change and policies to allow for sensitive future management and adaptation (Clark, 2001).

The above work should be undertaken well before determination of an application for planning, Conservation Area or Listed Building consent and ideally before submission of such an application.



Plan of the Old Council House showing building phases (R Leech)



5.7 Mitigation

Preservation in situ:

Where remains of acknowledged national importance are likely to be affected by development proposals, there will be a requirement to ensure that such remains are preserved in their current state. There are several ways by which this can be achieved:

- by avoiding development in the area covered by the archaeological remains;
- by designing sensitive foundation systems that cause minimal damage to the remains;
- by the reuse of piles or existing foundations where possible.

There has been considerable research into methods of reducing the impact of modern foundation systems on fragile archaeological remains (for example, Davis, Gdaniec, Brice and White, 2004; Nixon (ed), 2004). It is now common practice for archaeologists to discuss the details of foundation design with the structural engineers appointed for development programmes. Different piling systems in various configurations can help to minimise damage to buried archaeological features and deposits. Similarly, by reducing the depth of ground beams and pile caps, possibly by incorporating the pile cap into the structural floor slab, unnecessary disturbance of important archaeological features can be minimised.

The potential for the reuse of existing piles has yet to be adequately tested in Bristol although the possibility has been examined elsewhere in the UK and Europe. In many cases the new demands of a modern building, often with a different use, may make the reuse of piles impossible. However, there may be situations where the reuse of piles or other foundation systems (eg an existing raft foundation) is an economic and structural reality and the potential should be considered in each case

where important archaeological remains have been recognised.

Archaeological Recording ('preservation by record'):

In many situations, where archaeological remains have been encountered during the desk-based assessment and evaluation process but are considered to be of local or regional rather than national importance, it may be more appropriate to secure a programme of archaeological recording. This work must be carried out by experienced archaeologists with proven expertise in the type of archaeological work involved. The City Archaeologist can advise on the appointment of a suitable archaeological contractor. This work can take several forms:

Archaeological Excavation

Archaeological excavation can be relatively time-consuming – the larger excavations can take several months of on-site work – and may be expensive, especially in urban areas where greater depths of archaeological survival may be expected. However, formal archaeological excavations can reveal a wealth of hitherto unknown information and will usually attract a great deal of local and sometimes national attention.



Archaeological excavation in progress at Union Street (Bristol and Region Archaeological Services)



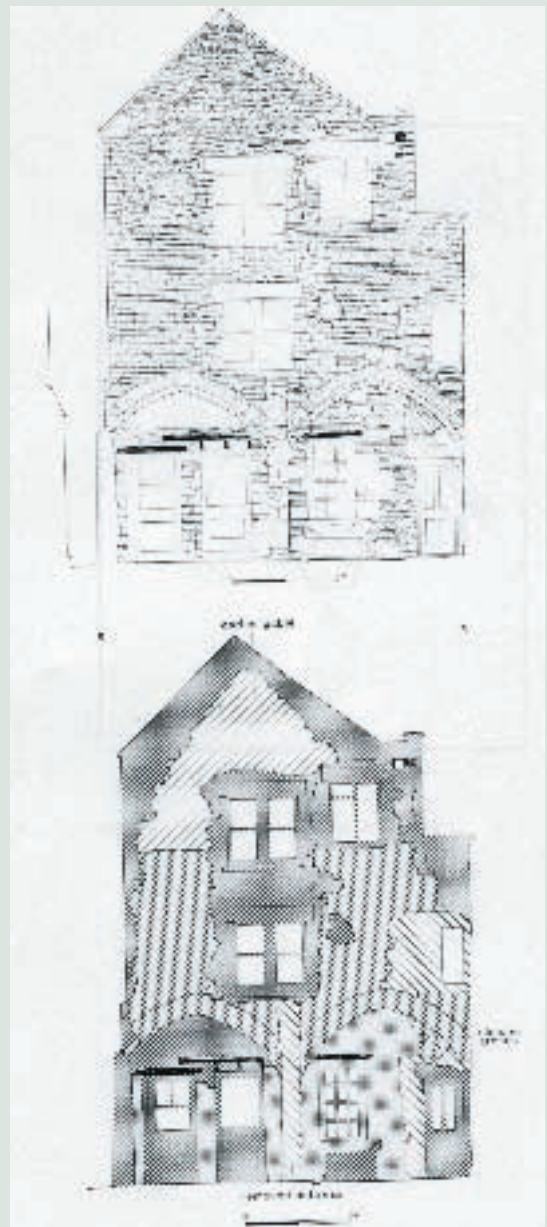
- All such work must be carried out in accordance with a Brief usually produced by the City Archaeologist on behalf of the Local Planning Authority.
- The methodology must be set out in a Written Scheme of Investigation, usually compiled by the appointed archaeological contractor, and agreed by all parties.
- All excavations must be followed by a programme of post-excavation analysis leading to publication in an agreed format. The analysis will usually require the involvement of a number of external specialists in such areas as the analysis of preserved plant remains, the study of waterlogged wood and the study of ceramics and animal bone.
- The archaeological programme cannot be considered to have been completed until a full archive of the work has been submitted to the receiving museum (Bristol Museum) and the publication of the results has either been completed or the draft has been accepted by an agreed publisher.



Council for British Archaeology published report on excavations at St Bartholomew's Hospital

Building Recording

- When intrusive works to an historic building have been agreed, or when the partial or complete demolition of such a building is necessary, there may be a requirement to undertake further recording of those parts of the building affected by the proposals. It is important to note that any recording will be commensurate to the scale of proposed alteration.



Rear of Church House, by St James Church (J.Bryant)



- A new survey of the building will not be needed if this work has already been undertaken as part of the earlier assessment of the proposal (see above). However, if no such survey exists, it may be necessary to carry out this work, depending upon the extent of alteration to the building.
- All building recording work should be undertaken by a competent professional with suitable experience in recording historic buildings. Such works should be carried out in accordance with a Brief, usually produced by the Local Planning Authority.
- The methodology for recording the building must be set out in a Written Scheme of Investigation, compiled by the organisation or individual who will be carrying out the work and agreed by all involved.
- Much of this work can be done during the process of refurbishment, although time must be allowed for proper recording to be carried out.
- In some cases, especially in older buildings where complex changes have taken place, discoveries may be made which may be considered important enough to be retained. Where this necessitates changes to the approved plans, consultation must take place between the applicant and the local authority, which may be represented by the planning officer, the conservation officer and the City Archaeologist.

Monitoring of Construction Groundworks ('watching brief').

In many cases, previous assessment in the form of desk-based assessments and evaluation, or the City Archaeologist's own preliminary appraisal of the proposal, may suggest that important archaeological remains are less likely

to be well preserved. A programme of monitoring of building works, by an experienced archaeologist, may thus be more appropriate.



Recording work in progress during an archaeological watching brief on the site of Broomwell House, Wick Road Brislington

- It is not the intention to cause unnecessary delay to the building programme. However, it is important that proper facilities are given to the archaeologists to carry out the detailed recording that will be required.
- All monitoring works will usually be carried out in accordance with a Brief drawn up by the Local Planning Authority.
- The methodology for these works must be set out in a Written Scheme of Investigation drawn up by the archaeological organisation which will be undertaking the work and agreed by all parties.
- Sufficient notice of the commencement of development and thus the start of any archaeological monitoring must be given to the Local Planning Authority (usually two weeks). The name of the archaeological organisation which will be carrying out the monitoring and recording should be indicated.





- All recording works should be carried out to a high professional standard and in accordance with accepted professional standards as set out by the Institute of Field Archaeologists in Standards and Guidance for an archaeological watching brief (IFA, 1999, revised 2001).
- Sometimes important discoveries can be made during building works. These can usually be adequately recorded while building work continues, although occasionally time will need to be set aside to allow a fuller record to be made.
- The results of this work must be published in full. While many watching briefs may merit at best a short note in a local archaeological journal, occasionally the work may be of greater importance and a longer report in a suitable publicly accessible format may be more appropriate.



APPENDIX 1

Further reading

National Planning Policy:

Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)

Planning Policy Guidance Note 15: Planning and the Historic Environment (DoE/DNH, 1994)

Planning Policy Guidance Note 16: Archaeology and Planning (DoE, 1990)

Local Policy:

Joint Replacement Structure Plan for the Unitary Authorities of Bath and NE Somerset, Bristol, South Gloucestershire and North Somerset. Adopted 2002.

Bristol Local Plan. Adopted 1997.

Proposed Alterations to the Bristol Local Plan (First Deposit). February 2003

Other reading:

ALGAO, 1997, Analysis and recording for the conservation and control of works to historic buildings.

Clark, K, 2001, Informed Conservation (English Heritage)

Corfield, M, Hinton, P, Nixon, T and Pollard, M, (eds) nd, Preserving archaeological remains in situ (Museum of London Archaeology Service/University of Bradford)

Davis, M J, Gdaniec, K L A, Brice, M and White, L, 2004, Mitigation of Construction Impact on Archaeological Remains (English Heritage)

Department for Culture Media and Sport, 2001, The Historic Environment: A Force for our Future.

English Heritage, 1991, Management of Archaeological Projects

English Heritage, 2000, Power of Place. The future of the historic environment

English Heritage, 1998, Dendrochronology: guidelines on producing and interpreting dendrochronological dates.

English Heritage, 2001, Archaeometallurgy. Centre for Archaeology Guidelines 2001/1.

English Heritage, 2002a, Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation.

English Heritage, 2002b, Human Bones from Archaeological Sites: Guidelines for producing assessment documents and analytical reports.

English Heritage, 2004, Geoarchaeology. Using earth sciences to understand the archaeological record.

Institute of Field Archaeologists, 1999 (revised 2001), Standard and Guidance for archaeological desk-based assessment

Institute of Field Archaeologists, 1999 (revised 2001), Standard and Guidance for archaeological field evaluation

Institute of Field Archaeologists, 1999 (revised 2001), Standard and Guidance for archaeological excavation

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APPENDIX 2

Useful contacts

Bristol City Council:

City Archaeologist
Planning, Transport and
Sustainable Development
City Centre Projects and Urban Design
Brunel House
St George's Road
Bristol BS1 5UY

Tel: 0117 922 3044

Fax: 0117 922 3101

Email: archaeology@bristol-city.gov.uk

Website: www.bristol-city.gov.uk/archaeology

Finds Liaison Officer
Bristol City Museum & Art Gallery
Queens Road
Bristol BS8 1RL

Tel 0117 922 2613

English Heritage:

English Heritage, South-West,
29 Queen Square
Bristol BS1 4ND

Tel: 0117 975 0700

Website: www.english-heritage.org.uk

HELM – Historic Environment Local Management:

www.helm.org.uk

Institute of Field Archaeologists:

SHES
Whiteknights
University of Reading
PO Box 227
Reading RG6 6AB

Tel: 0118 378 6446

Fax: 0118 378 6448

Email: admin@archaeologists.net

Website: www.archaeologists.net

Institute of Historic Building Conservation:

Jubilee House
High Street
Tisbury
Wiltshire SP3 6HA

Tel: 01747 873133

Fax: 01747 871718

Email: admin@ihbc.org.uk

Website: www.ihbc.org.uk

Association of Local Government Archaeological Officers:

Email algao.cji@btinternet.com

Website www.algao.org.uk



APPENDIX 3

Standard Conditions

A number of standard conditions, set out below, have been put together to cover most situations relating to the process of archaeological works following the granting of planning consent. In certain circumstances these conditions may be varied to accommodate particular requirements.

- No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work, including publication of the results, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: to ensure that archaeological remains and features are recorded and published prior to their destruction

- The applicant shall ensure that all groundworks, including geotechnical investigation and the installation of services are monitored and recorded by a competent archaeological organisation, to be approved by the Local Planning Authority and working to a brief and specification prepared by the Local Planning Authority. No development, including preliminary site clearance, shall commence until at least two weeks notice has been given to the Local Planning Authority and the appointment of a suitable archaeological organisation has been confirmed.

Reason: to record remains of archaeological interest before destruction.

- No work on site (including site clearance) shall take place until a detailed design for the foundations together with a method statement for their construction has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the detailed scheme agreed pursuant to this condition.

Reason: to ensure the preservation in situ of archaeological features of identified importance

- The applicant shall ensure the recording of those parts of an historic building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. Such recording shall be carried out by an archaeological organisation approved by the Local Planning Authority. No redevelopment or refurbishment of an historic building shall take place until at least two weeks notice has been given to the Local Planning Authority.

Reason: to ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.



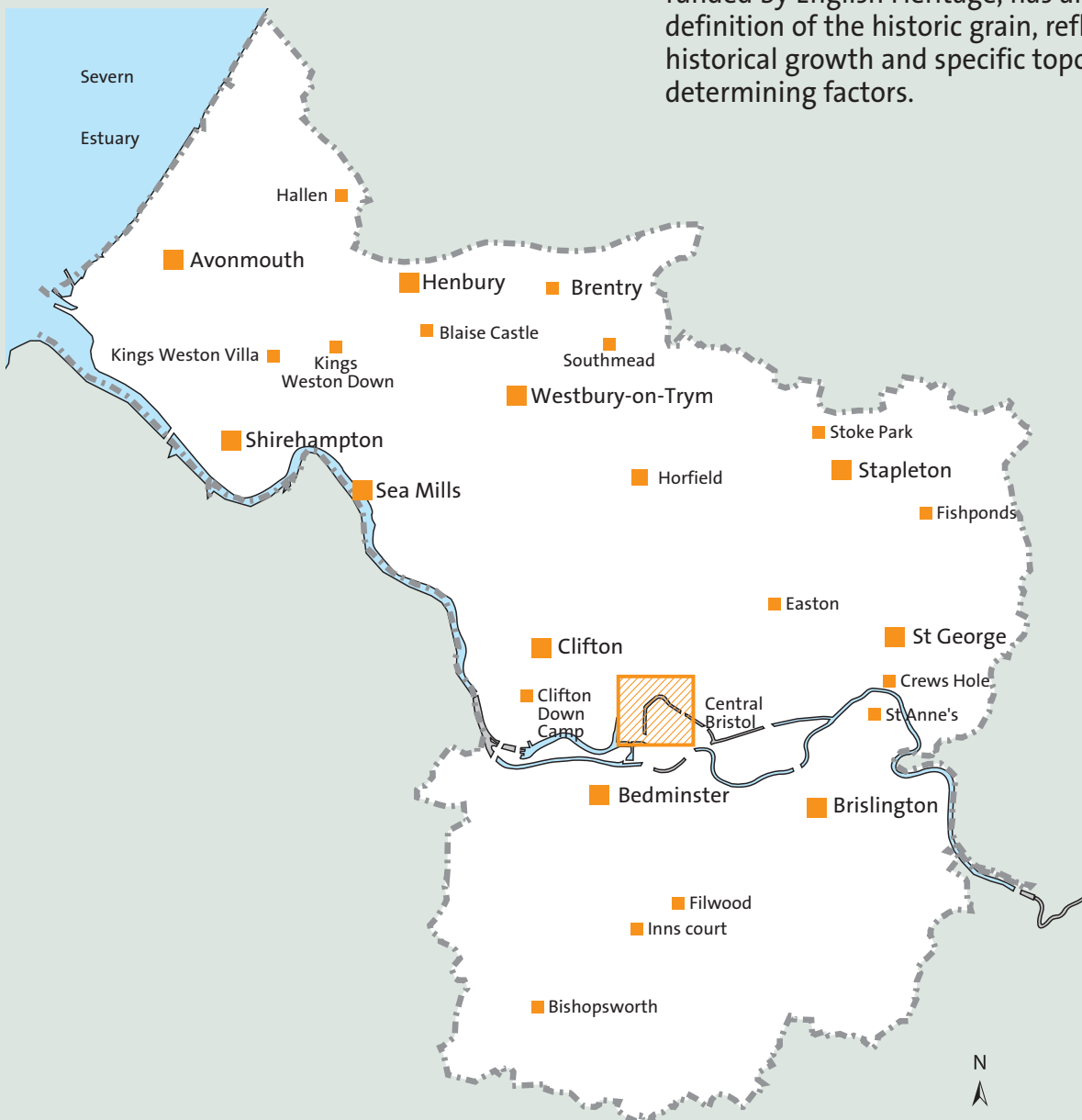


APPENDIX 4 HISTORIC CHARACTER OF BRISTOL

The area now covered by the unitary authority of Bristol encompasses many different landscape types and historic settlements of all periods. All enquiries and proposals for new development are dealt with on a case by case basis and measured against information about the site itself and the area as a whole.

The discovery of archaeological remains can be unpredictable and it is therefore important that early advice is sought regarding the possible archaeological implications of development.

This section represents a guide to current knowledge rather than a definitive statement about the application of archaeological policies. It is important to note that historic landscapes and monuments of more recent date, including those of the 19th and 20th century, may be considered significant and in need of recording and/or preservation. For the central area, a recent assessment of current knowledge, funded by English Heritage, has allowed greater definition of the historic grain, reflecting historical growth and specific topographical determining factors.



Plan of greater Bristol showing areas referred to in the text



A4.1 North and West Bristol

- This is an area with an extremely varied and rich archaeological landscape, with evidence for human settlement from as early as the Palaeolithic on the gravel terraces at Shirehampton.
- The wetlands of the Severn Estuary have produced evidence for man's utilisation of this landscape from at least the late Bronze Age at Avonmouth, while there is an extant Bronze Age barrow at Southmead and evidence for further Bronze Age settlement on the high ground at Kings Weston Down.
- The Iron Age hillforts of Blaise Castle, Kings Weston and at Clifton are clear reminders of the importance of this area at this period, but there have also been excavated examples of farming settlements at Hallen and at Henbury.
- The area was probably intensively farmed during the Roman period and there is good evidence for its prosperity during this period. The Roman port of Sea Mills was founded shortly after the Roman conquest and developed into a civil settlement soon afterwards. Evidence for



Kings Weston Roman Villa

occupation in the town has been found even in very small-scale developments. Even gardening can produce important Roman material here and anyone finding artefacts is encouraged to contact the local Finds Liaison Officer at the address in Appendix 2. There is considerable evidence for Roman settlement at Lawrence Weston with a Roman villa and further settlement on the higher ground overlooking the estuarine wetlands.

- The area continued to be largely rural throughout the post-Roman period and there are known farms, of medieval and later date, throughout the area, some still surviving. There was a large deer park at Pen Park by the 13th century. Some village settlements were established, the earliest being at Westbury-on-Trym where a village may have been established around a minster as early as the 8th century. The villages of Henbury and Horfield may date from the early medieval period.



Westbury College, mid 15th century

- The area contains nationally important formal landscapes of the 18th and 19th centuries, for example at Kings Weston, Blaise and Brentry. The imposing Georgian terraces of Clifton are eloquent reminders of Bristol's wealth, although the settlement has medieval origins.





Extract from de Wilstar's plan of Clifton (1746)

- There are monuments associated with both World Wars, with remains of former munitions works at Avonmouth, where there are also remains of a World War Two anti-aircraft battery, now protected as a Scheduled Ancient Monument.

A4.2 East Bristol

- This area includes a grade II* registered 18th century landscape park at Stoke Park, a continuation of the Purdown ridge where prehistoric settlement has also been found. Nearby Stapleton is a village of medieval origin with examples of 17th and 18th century buildings still surviving. Adjacent to the river Frome was series of watermills from at least the early 17th century, used for a variety of industrial processes.
- Much of east Bristol was originally part of the royal forest of Kingswood. Settlements were gradually established

within or at the margins of the forest, such as Fishponds which possibly originated as a group of small-scale cottages, with fishponds certainly in existence by the early 17th century, but possibly considerably before.



Extract from Jacob Sturge survey of Fishponds (1781)

East Bristol became increasingly industrialised from the 18th century and there is evidence for former mine workings and their associated settlements throughout the St George area. At Crews Hole there is evidence for early industrial activity, including brass, pottery and glass production. At Easton, a former medieval village on the outskirts of Bristol, an important brass-working industry was established in the early 18th century. The main routes through the area are probably of some antiquity, possibly as early as the Roman period in some cases and there is some evidence for Roman settlement in the area.

A4.3 South Bristol

- South Bristol was predominantly rural until fairly recently: the construction of large housing estates at Hartcliffe, Withywood and Knowle from the inter-war years onwards has transformed a landscape of farms and small village settlements which had existed at least from the medieval period.
- Much of the area lay within the large historic parish of Bedminster. The historic core of the parish, centred upon the former site of the church of St John, possibly originally a minster church that gave the suburb its name, is probably of late Saxon date. Recent excavation has also uncovered nearby Roman and



Excavation of Roman features at West Street, Bedminster

possibly pre-Roman settlement. In Filwood, at Inns Court, later the site of a medieval manor house, and at nearby playing fields, extensive evidence for Roman and Iron Age settlement has been found. There have also been other finds of Roman and prehistoric material from this area suggesting that there may be considerable potential for the discovery of further evidence for early settlement. The village of Bishopsworth is of late Saxon origin, while the presence of a possible Roman road could indicate Roman settlement in the area.

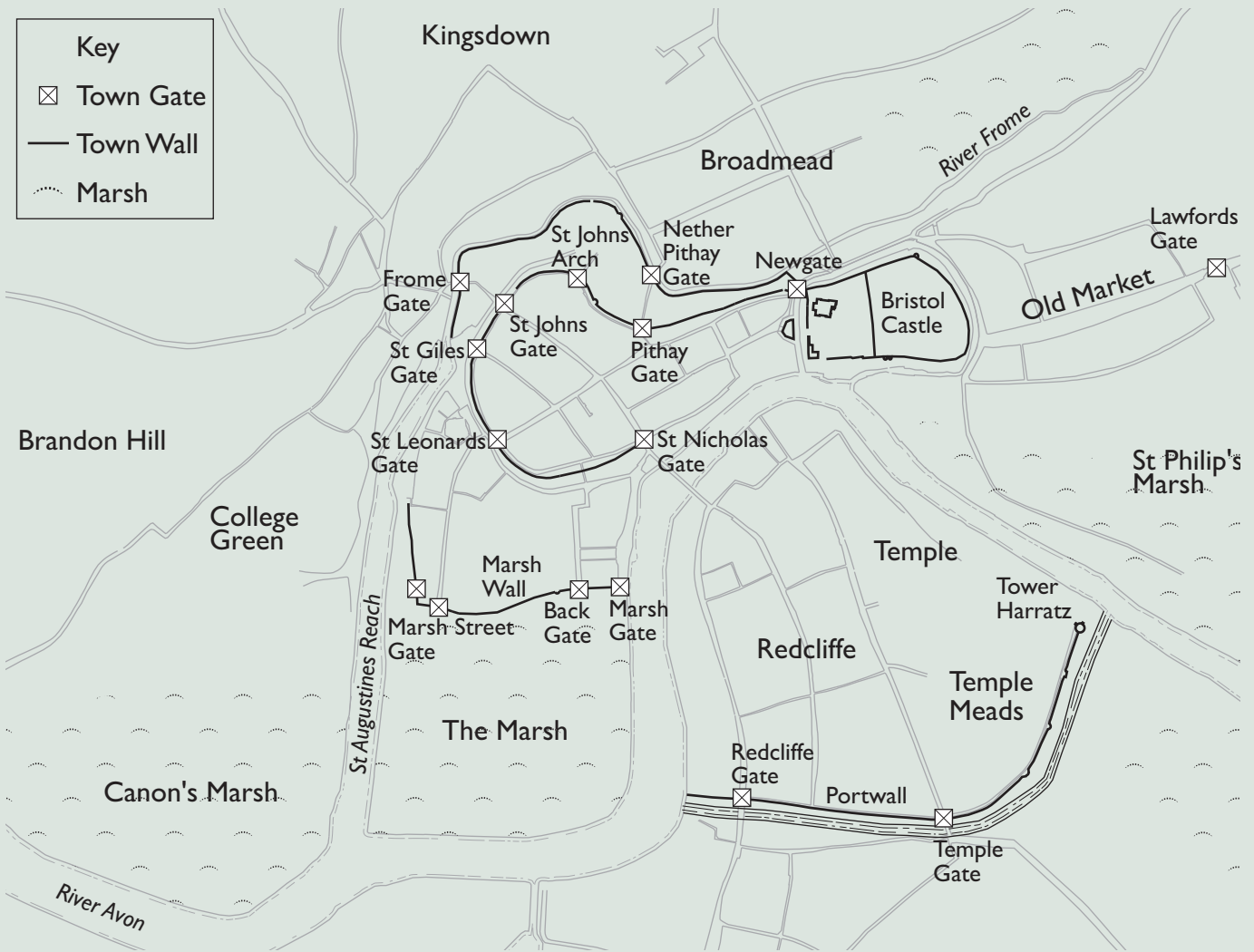


Medieval stair tower at Inns Court

- The village of Brislington, now a populous suburb, is of early medieval origin, centred upon the church on Church Hill. It was also a manorial holding with the manor house, now demolished, in West Town Lane. A Roman villa was excavated at the end of the 19th century near the Bath Road and further discoveries of Roman date have been made in the Winchester Road area.
- The St Anne's area, on the south bank of the river Avon, is now dominated by housing developments of recent date. However, Palaeolithic artefacts have also been found here and it was the site of the medieval St Anne's Chapel, together with a medieval water mill. Pottery production was being carried out in St Anne's from the early 17th century.

A4.4 City Centre

- The medieval core, including the site of Bristol Castle, covers the earliest parts of the historic city, dating from around 1000AD. Surviving evidence for Bristol's earliest development will be of major importance. Remains of Bristol Castle will be considered to be of national importance and it will be vital that such remains are not only preserved but incorporated into sympathetic interpretation schemes where possible. There are also outstanding examples of



Plan of medieval Bristol



Medieval vaulted cellar under High Street

medieval and later architecture, including a complex series of cellars, many of which may be of medieval date. These should be preserved and enhanced in any refurbishment schemes.

- Old Market grew up outside the main east gate of the castle. It displays the wide market street typical of many medieval urban foundations and many features of the historic grain, such as the back lanes and the medieval burgage plots, still survive. A large ditch enclosed the suburb and a gate, Lawford's Gate, stood at the eastern end. Beyond lies West Street, also of medieval origin with well defined boundaries to the burgage



plots which may date from the 17th century or earlier. Development in this area will normally require early archaeological assessment and the retention of features associated with the historic development pattern, such as boundary walls, will be encouraged.

- College Green includes the former late Saxon suburb of Billeswick and is the site of St Augustine's Abbey, now Bristol Cathedral and Bristol Cathedral School.



Bristol Cathedral, formerly St Augustine's Abbey

There are many surviving buildings of the highest historical importance associated with the former abbey, while there is considerable archaeological potential for further understanding the development of the abbey. On Brandon Hill, there are extant remains of 17th century Civil War fortifications, protected as a Scheduled Ancient Monument. Development in the College Green area will usually require early archaeological assessment, especially when located in or close to the former precinct of the abbey.

- The area between Lewins Mead and Upper Maudlin Street includes the northern and southern banks of the now culverted river Frome. On the north bank were several of Bristol's medieval religious houses, while to the south of the river was the circuit of the town wall as extended in the 13th century. On the high ground adjacent to Upper Maudlin Street, evidence for Roman settlement has been recovered. Adjacent to the river Frome, deep archaeological deposits may be expected with a high degree of archaeological preservation due to the waterlogged nature of the subsoil. There will be a presumption that remains of the town wall and its associated features, such as town gates and towers, where surviving, will be preserved in situ. Most developments of any scale will require preliminary archaeological assessment at an early stage.



Drawing of 1820 of a bastion on the 13th century town wall near Bridewell Street





Medieval roof in Bakers Hall, Quakers Friars

- Prior to the development of a new shopping precinct in the 1950s, Broadmead had been an area of 18th and 19th century housing, industries, some quite large, such the Fry's factory in Union Street, and several important non-conformist chapels, some of which survive. This community had developed from a suburb founded, probably in the 12th century, on a grid of streets which largely survives today. A Dominican Friary

was founded here in the 13th century. Parts still survive and are protected as a Scheduled Ancient Monument. Previous excavation has suggested that archaeological remains will survive well and that the 1950s development has not caused major archaeological damage. There is thus the likelihood of well-preserved archaeological material throughout this area with waterlogged remains to be expected near to the river Frome. Any development proposal will therefore require early archaeological assessment.

- The area of Kingsdown includes St Michael's Hill, a street of medieval origin, with a series of fine 17th century houses. St Michael's church at the foot of St Michael's Hill, was in existence by the mid 12th century. In the Civil War a major fortification was built, originally known as the Windmill Hill fort, later the Royal Fort after major rebuilding by the Royalist forces. The Civil War period defensive circuit extended from this structure through Kingsdown as far as Stokes Croft. Development increasingly took place from the later 17th century, with the creation of much of the Kingsdown suburb from



View from St Michael's Hill



the mid 18th century onwards. Development proposals will need early archaeological assessment, especially in regard to the survival of Civil War period remains, evidence for late medieval and early-modern housing and medieval features associated with development along St Michael's Hill.

- Archaeological evidence suggests that settlement in Redcliffe and Temple dates from the early 12th century, while the church of St Mary Redcliffe is documented from at least the mid-12th century. There may be pre-12th century settlement close to the southern end of Bristol Bridge. Despite comprehensive and sometimes unsympathetic redevelopment after the Second World War, the area retains major elements of its historic fabric, such as Temple Church, and the historic grain is still apparent, particularly in the survival of some early tenement boundaries and street patterns. The 13th century town wall, the Portwall, is no longer extant but

it is likely to survive below ground largely intact while the wide ditch which lay to the south is also likely to survive. Archaeological remains will generally survive well, certainly in the area to the north of the Portwall. Deep and well-preserved waterlogged archaeological material will survive in the waterfront areas. In all cases detailed archaeological assessment will be needed in considering development proposals.



Excavation at 127-129 Redcliff Street



Temple Church

- The area between Baldwin Street and King Street is defined on its southern side by the course of the extended town wall, known as the Marsh Wall, constructed in the first half of the 13th century. Part of this wall is exposed behind almshouses in King Street and is protected as a Scheduled Ancient Monument. Within this area lies the earlier course of the river Frome before its diversion in the 1240s. The area will contain evidence for earlier settlement probably from at least the 12th century. There is potential for the survival of well-preserved and waterlogged archaeological deposits and features and early archaeological assessment of development proposals will be important.





Bastion on the Marsh Wall, King Street

- Much of the area between King Street and the Grove is occupied by Queen Square, laid out at the beginning of the 18th century on land that had formerly been part of the Marsh and latterly used for recreation. Large dumps of industrial and domestic waste, containing important archaeological information about late 17th century Bristol, were imported to raise the ground level prior to laying out the Square. The waterfront adjacent to the Frome was used for shipbuilding in the 16th and 17th centuries and evidence for this activity is



17th century Corn Market on Narrow Quay, depicted in 1825

likely to survive, as well as evidence for the later development of the port in the 18th and 19th centuries. Early archaeological assessment is essential.

- The area of St Paul's seems to have been largely agricultural until the early 18th century. There is likely to be significant archaeological evidence for the expansion of the city from this period and the area could be especially important for the study of early housing and gardens. Developments will therefore need to be carefully assessed for their potential to provide further information in these areas.



ss Great Britain

- Between the Floating Harbour and the New Cut is an area now known as Spike Island. It contains important monuments to the city's 18th and 19th century maritime and shipbuilding heritage, such as the Great Western Dock, the home of the SS Great Britain. It is therefore important that developments are assessed in relation to their potential impact upon features and structures associated with this important aspect of the city's development.



- The area of St Philip's Marsh, on the east side of the river Avon, is important as the focus of early industrialisation from at least the early 18th century. Glassworks, for example, were established in Cheese Lane from the end of the 17th century and several large industrial concerns, such as the Broad Plain Soap Works, were set up here from the late 18th century.

Associated with these will be examples of industrial housing, some of which, such as in the area known as the Dings, may be well preserved. All development proposals will need to be assessed for their potential impact upon this important early industrial landscape as well as for any evidence for possible earlier utilisation of the landscape.



Part of the late 19th century Broad Plain Soap Works