

# Historic Environment Assessment



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**THE  
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PARTNERSHIP**

No. 1 The Chambers  
Bowden Business Park  
Market Harborough  
Leicestershire,  
LE16 7SA

Tel: 01858 383120  
tep@tep.uk.com  
www.tep.uk.com

**Other Offices:**

Warrington | Gateshead | London | Cornwall

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## **Brislington Meadows – Executive Summary, Heritage and Archaeology**

A phased programme of heritage and archaeological evaluation was carried out of the Outline Planning Application site in accordance with the procedure outlined in Bristol City Council's Archaeology and Development SPD (SPD7). The surveys included a desk-based study and assessment of potential effects of development, and archaeological surveys to characterise the nature, extent and significance of any below-ground remains.

### Historic Environment Desk-Based Assessment

TEP 2020, *Brislington Meadows, Brislington, Bristol, Historic Environment Desk-Based Assessment*, The Environment Partnership (TEP) Ltd, Report ref 7507.022.002

A historic environment desk-based assessment was carried out of the site and 1km buffer in order to assess the potential impact of development on the historic environment. The survey included an assessment of designated and non-designated heritage assets. Within the study area were 36 designated heritage assets including two Conservation Area, one Registered Park and Garden and 33 Listed buildings including 5 which were Grade II\*. The site is not within a Conservation Area and does not include any Listed Buildings. The site was assessed as providing a minor positive contribution to the setting of the Avon Valley and Brislington Conservation Areas as representing the remains of former open field and enclosed landscape historically bordering Brislington Common. Six hedgerows were assessed as important under the criteria of the Hedgerow Regulations Act of 1997.

The baseline historic environment conditions suggested a low potential for the presence of archaeological remains of the prehistoric and Roman periods, as well as the early medieval and medieval periods, and a moderate potential for archaeological remains of the post-medieval and modern periods. Any such remains were considered likely to be of a low (local) heritage significance.

Due to the archaeological potential, and following consultation with the BCC archaeological advisor, it was recommended that further evaluation work be carried out at the pre-determination stage in order to assess the below-ground conditions within the site.

### Geophysical Survey

Wessex Archaeology, 2021, *Brislington Meadows, Brislington, Bristol: Detailed Gradiometer Survey Report*, Wessex Archaeology, Report ref 239880.03



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A gradiometer survey was carried out across the proposed development site with the aim of establishing the presence or otherwise and nature of archaeological features. The work was carried out in accordance with a Written Scheme of Investigation submitted to and approved by the BCC archaeological advisor.

The survey revealed a number of anomalies or probable archaeological origin including a network of interconnected linear and recti-linear features predominantly focussed in the southern part of the site. These were interpreted as a possible area of settlement or peripheral settlement activity. The features were provisionally assessed as being of Iron Age or Romano-British in origin.

A number of pit-like anomalies of potentially archaeological origin were also identified and were assessed as possible extraction or refuse pits.

### Trial Trench Evaluation

Cotswold Archaeology, *Brislington Meadows, Brislington, Bristol, Archaeological Evaluation*, Cotswold Archaeology, Report ref CR0810

Following the completion of the geophysical surveys a programme of archaeological evaluation was carried out in order to provide further information on the likely archaeological resource including to confirm its presence or absence, its character, extent, date, and state of preservation. The work was carried out in accordance with a Written Scheme of Investigation submitted to and approved by the BCC archaeological advisor and was specifically set out to test the features identified by the geophysical survey, as well as to test potentially negative areas.

A total of twenty-six evaluation trenches were machine excavated under archaeological supervision to the archaeological horizon or natural substrate. All archaeological features were investigated, planned and recorded in accordance with current best practice and professional guidance. Any deposits with potential to include palaeo-environmental remains were sampled and any artefacts were recovered and processed.

The evaluation results demonstrated the accuracy of the geophysical survey with good correlation between the geophysical survey results and features revealed in the trenches. The survey revealed a system of enclosures of indeterminate function, dating to the Roman period and confirmed that the archaeological remains were focussed in the south-western part of the site. The features were relatively uniform in size and profile, suggesting that they were contemporary with each other and formed a planned and coherent system of enclosure of 2<sup>nd</sup> to 4<sup>th</sup> century date.

The finds assemblage, including pottery sherds, iron nails and worked stone, was indicative of domestic and industrial activity dating to the Roman period. The recovery of small fragments of glass waste, vessel glass, and an assemblage of glass beads indicated the possible presence of glass-working activity either on the site or in the surrounding area. A correlation was noted between the type of glass beads recovered at Brislington Meadows and those which were recovered from Brislington Roman Villa which was discovered in 1899 and was located 900m to the south west of the site.

A small quantity of biological evidence in the form of plant macrofossils and charred material was recovered from soil samples taken from the features. A small quantity of residual glass waste was recovered but the material did not provide any evidence for crop processing, food preparation or other domestic activities.



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# BRISLINGTON MEADOWS

## BRISLINGTON, BRISTOL

### HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

TEP

The Reynard Suite,  
Bowden Business Village,  
Market Harborough,  
Leicestershire,  
LE16 7SA

Tel: 01858 383120  
E-mail: [mh@tep.uk.com](mailto:mh@tep.uk.com)  
[www.tep.uk.com](http://www.tep.uk.com)

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall



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Prepared for	Campbell Reith
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Author	Amir Bassir
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Checked	Sarah Hannon-Bland
Approved	Jason Clarke

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## Executive Summary

1. Baseline conditions show that the 1km study area has 36 designated heritage assets including two Conservation Areas one Registered Park and Garden and 33 Listed Buildings of which 5 are Grade II\* Listed. The proposed development site has been assessed as providing a minor positive contribution to the setting of the Avon Valley and Brislington Conservation Areas as representing the remains of former open field and enclosed landscape formerly bordering Brislington Common.
2. There are 69 non-designated heritage assets within the study area of which two are within or partly within the proposed development site and these include possible remains of medieval ridge and furrow, and the site of a former 19th century farmstead. The non-designated heritage assets within the area of search are of low or negligible heritage significance and include prehistoric findspots, the site of a Roman Villa and findspots of the Roman period, and extant and former built-heritage of the post-medieval period.
3. The site includes six hedgerows which are assessed as important under the Hedgerow Regulations Act and are of low heritage significance.
4. It is recommended that further evaluation be carried out at the pre-determination stage in order to assess the below ground conditions within the proposed development site.

## 1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for a site at Brislington Meadows. It has been commissioned by Campbell Reith.
- 1.2 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2017).

### Site Location

- 1.3 The Site is located in Brislington in the southeast of Bristol within the administrative boundary of Bristol City Council and the Ward of Brislington East. It is centred at approximately national grid reference ST 6266 7109. This is referred to throughout this report as the 'proposed development site'.
- 1.4 The Site comprises an irregular shaped parcel of land (9.6 hectares) known as Brislington Meadows, as shown on Drawing: 7456\_37 (Site Location Plan).
- 1.5 To the northeast, the Site is bound by Broomhill Road and residential properties in Condoover Road. To the north the Site is bound by residential dwellings on Belroyal Avenue and as associated rear access lane, Broomhill Junior School and Mama Bear's Day Nursery, and residences accessed off Allison Road. To the east the site is bound by Bonville Road and the protected employment area comprising the Bonville Trading Estate. To the west of the site is School Road and allotments. To the south lie Victoria Park and paddocks which comprise protected open space and a Site of Nature Conservation Interest.
- 1.6 The local planning authority is Bristol City Council. The historic environment record relevant to this site is held by the Historic Environment Team at Bristol City Council.

### Aims and Objectives

- 1.7 The aim of this assessment is to provide:
  - a description of the baseline historic environment conditions within the development site,
  - a description of the archaeological potential of the development site, and
  - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.8 This report also provides an assessment of the likely effects of the proposed development on the known and potential heritage assets.
- 1.9 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

## 2.0 Policy context and guidance

### **Statutory Legislation**

- 2.1 The statutory legislation most relevant to this report comprises;
- 2.2 Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- 2.3 Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).
- 2.4 Hedgerow Regulations 1997: A local authority can prohibit the removal of an 'important' hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association.

### **National Planning Policy**

- 2.5 The National Planning Policy Framework (revised NPPF July 2021) has three overarching objectives in order to achieve its aim of sustainable development. This includes an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment (Chapter 2, paragraph 8).
- 2.6 Chapter 16 of the NPPF (2021) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.
- 2.7 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that “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”.
- 2.8 The glossary to the NPPF describes significance in relation to heritage policy as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.
- 2.9 The setting of a heritage asset is defined 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 the asset, may affect the ability to appreciate that significance or may be neutral”.

### **Bristol City Council's Bristol Development Framework: Core Strategy, adopted June 2011**

- 2.10 The Bristol Development Framework (BDF) replaced the Bristol Local Plan and forms part of the statutory Development Plan for the City, helping to direct a range of implementation plans and decisions on planning application. Its primary document is the Core Strategy which looks at broad locations for delivering new development. Other BDF documents include Site Allocations & Development Management DPD.
- 2.11 Policy BCS22 Conservation and the Historic Environment aims to ensure that all new development safeguards or enhances the historic environment according to objectives 5, 6, and 7, of the Core Strategy.
- 2.12 The policy recognises Bristol's rich and varied heritage, as well as the architectural character and qualities which provide distinctive areas and define the city's appeal to residents and visitors. The policy 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.

Policy BCS22 - Development proposals will safeguard or enhance heritage assets and character and setting of areas of acknowledged importance including:

- Scheduled monuments;
- Historic buildings both nationally and locally listed;
- Historic parks and gardens both nationally and locally listed
- Conservation areas;
- Archaeological remains

### **Bristol City Council, Site Allocations and Development Management Policies: Local Plan, adopted July 2014**

- 2.13 The Site Allocations and Development Management Policies Local Plan is the council's statutory development plan and consists of a set of documents that update and replace the previously adopted Local Plan on 1997. To support the Core Strategy, the Site Allocations and Development Management Policies set out detailed planning policies to be used by the council when assessing planning applications, land which should be safeguarded, and sites to be allocated for development for particular uses.
- 2.14 The Development Management policies offer detailed, often criteria based policies in areas of policy where further detail is needed beyond that contained in the Core Strategy.
- 2.15 Under Policy SA1 Site Allocations, the Land at Broomhill, Brislington (BSA1201), is allocated to be developed as housing.

### **Bristol City Council, Site Allocations and Development Mitigation Policies – Annex: Site allocations information**

- 2.16 The Annex document provides detail of the site allocations in Site Allocations and Development Management Policy.
- 2.17 Specific development considerations of relevance to heritage and archaeology are:



*Development should retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey*

**Bristol Local Development Framework, Supplementary Planning Document Number 7 (SPD7), Archaeology and Development, adopted March 2006**

- 2.18 This document complements Policy BCS22 and provides further guidance to assist in securing local and national objectives in respect of provision of sustainable development across the city. It sets out the City Council's approach to archaeology and development when considering planning applications for development in Bristol
- 2.19 This will be achieved through
- Emphasising 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 applications on the likely archaeological works that will be expected in 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

**Guidance**

- 2.20 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;
  - National Planning Practice Guidance (2019),
  - Historic England, Historic Environment Advice Note 2 Making Changes to Heritage Assets (HE, 2015),
  - Historic England, Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017), and
  - English Heritage, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (HE, 2008).
- 2.21 Conservation Principles (EH 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:
- Evidential value: the potential of a place to yield evidence about past human activity.
  - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
  - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.22 Historic Environment Advice Note 3, Second Edition The Setting of Heritage Assets (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identifying which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore the way to maximising enhancement and avoid or minimise harm, and;
- Step 5: Make and document the decision and monitor outcomes.

## 3.0 Method

### Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 1km of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 1km buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

### Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for current data on designated heritage assets;
  - The National Monuments Record maintained by Historic England;
  - The Historic Environment Record (HER) maintained by Bristol City Council;
  - Ordnance survey historic mapping;
  - Archaeological Data Service;
  - Aerial photographs and satellite images;
  - British Geological Survey mapping.
- 3.4 The Historic Environment Record was consulted on 27th July 2020.

### Site Visit

- 3.5 The development site was visited on 12th August 2020. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
  - Surveyor(s)
  - Weather conditions
  - Site description
  - Known heritage assets (noting presence or absence and condition)
  - Archaeological potential
  - Health and safety
- 3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017). The survey considered:

- The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);
- The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and
- The location, form and appearance of the development.

### Assessing Heritage Significance

- 3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).
- 3.8 For designated assets (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II\* and II) according to relative significance.
- 3.9 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

*Table 1 Criteria for determining heritage significance*

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.

Significance	Description
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

### Assessing the effects of the proposed development

- 3.10 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.11 In policy terms (NPPF paragraph 201 and 202), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.
- 3.12 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:
- None: no discernible change to any heritage asset, of any significance
  - Minor: minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
  - Moderate: moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

#### Magnitude of Change

- 3.13 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.14 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

### Significance of Effect

- 3.15 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None



- 3.16 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 201 - 202). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

### **Limitations of this Assessment**

- 3.17 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.18 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.
- 3.19 Due to Covid-19 restrictions in place at the time of this survey the Bristol Archives was closed and therefore this report relies on information which can be obtained from the HER, and online resources, including historic mapping.

## 4.0 Baseline Conditions

### Introduction

- 4.1 Figures provided in support of the description of baseline conditions comprise:
- Figure 1: Site Location and Location of Known Designated Heritage Assets
  - Figure 2: Location of Known Non-Designated Heritage Assets
  - Figure 3: Ordnance Survey map - 1884
  - Figure 4: Ordnance Survey map - 1931
- 4.2 Time periods referenced in the text are as follows:
- Palaeolithic: 500,000 -10,000 BC
  - Mesolithic: 10,000 – 4,000 BC
  - Neolithic: 4,000 – 2,500 BC
  - Bronze Age: 2,500 - 800 BC
  - Iron Age: 800 BC – AD 43
  - Roman: 43 – 410
  - Early Medieval: 410 - 1066
  - Medieval: 1066 – 1540
  - Post Medieval: 1540 - 1901
  - Modern: 1901 - present
- 4.3 Abbreviations used are as follows:
- LB – Listed Building
  - SM – Scheduled Monument
  - CA – Conservation Area
  - RPG - Registered Park and Garden
  - NDHA – Non-designated heritage asset
- 4.4 Bracketed number (e.g. NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer (Appendix A) and on Figures 1 and 2.

### Background and Context

#### Site Geology and Topography

- 4.5 The solid geology of the proposed development site is recorded by the British Geological Survey as the Farrington Member and Barren Red Member sandstone of the Carboniferous period. To the south of the proposed development site the geology comprises mudstone and siltstone of the same bedrock members. No superficial deposits are mapped overlying the proposed development site but superficial clay deposits of the Quaternary period are located at the north and east. The soil is described as freely draining slightly acid loamy soil.

- 4.6 The Broomhill area in the north of Brislington occupies an area of high ground which slopes sharply down from c69m aOD towards the River Avon at the north at c8m aOD. The proposed development site occupies an area on the south-western slope of Broomhill and the slope continues southwards to Brislington. A south-east to north-west profile reveals declinations in both directions from the high ground at Broomhill. At the approximate centre of the site the ground level lies at c61m aOD.

#### Archaeological and Historical Background

##### *Prehistoric*

- 4.7 The Palaeolithic and Mesolithic archaeology in the South West region is relatively poorly understood. Human activity from the Palaeolithic period is represented in the area principally by lithic scatters, often recovered from fluvial deposits. A number of prehistoric find spots are recorded within the study area including Lower Palaeolithic handaxes, points and worked flints found on St Anne's Park Estate in 1926 (NDHA1), as well to the south-east in the area around Keynsham.
- 4.8 These find spots are also occasionally discovered at occupation sites such as Hengistbury Head and Kents Cavern, and in South Devon and North Somerset there is a significant cave-based resource. Finds from the early Mesolithic period are characterised by 'broad blade' assemblages, succeeded by narrow blade assemblages in the later Mesolithic, perhaps reflecting changing hunting strategies. In the study area, find spots of Mesolithic flints have also been noted at Keynsham. Opportunity for recording evidence for coastal activity has been reduced due to coastal erosion and sea level change; a site at Culverwell included a large shell midden and evidence for hearths.
- 4.9 A topographic divide between the Wessex chalk and the South West peninsula has been recognised, in which the western uplands retain Neolithic and Early Bronze Age prehistoric landscapes and early field systems. Prehistoric trackways and environmental evidence including human and faunal remains are preserved in the peat of the Somerset levels, while the Wessex chalklands include significant monument complexes such as Stonehenge and Avebury. The early Neolithic saw the introduction of domesticated livestock and cereal cultivation and includes finds of gold ornaments and copper knives, stone tools and inhumations with grave goods such as beakers. Neolithic field systems are not known in this region. In the study area a Neolithic greenstone polished axe (NDHA2) is recorded in the HER, as well as a find spot of flints found in the garden of a house in 1930 in Brislington (NDHA3).
- 4.10 The later period and transition to the Bronze Age is indicated in the transition to the use of alloys and by finds of bronze daggers as well as tanged spearheads accompanying burials. In the middle Bronze Age, the previously temporary or short-lived settlement pattern in the area was superseded with more established settlements including roundhouses and also evidence of landscape management including field systems is seen in the archaeological record from this time. The late Bronze Age is characterised by an abundance of hoards of metal objects, though burials with grave good are less common. This period is also characterised by the abandonment of settlements suggesting some societal or land management reorganisation or nucleation to larger settlements instead of small scattered ones.

- 4.11 There is a greater quantity of archaeological evidence and a better established chronology for the Iron Age period. During the Iron Age there was an increased emphasis on hillforts as a focus for settlement and social organisation, and smaller settlements became enclosed in contrast to the unenclosed settlements of the later Bronze Age. The land use was primarily agrarian with a mix of arable, pasture and managed woodland. A substantial Iron Age hillfort, Maes Knoll, is located to the south of Bristol, c5.5km to the south of the proposed development site.

*Roman*

- 4.12 The Roman invasion of Britain took place in AD43 but its initial impact on the region is unclear. Early Roman activity likely comprised fortified military sites along principal roads surrounding by the existing British settlement patterns. Roadside settlements likely served as nuclei for development and grew into larger sites with villas and associated industries. The settlement pattern demonstrates significant diversity from *Civitas* and *Coloniae* to more dispersed rural sites with villas, as well as a continued tradition of smaller and more isolated Romano-British sites. The extraction of natural resources such as lead and tin in the region also provided an impetus for the growth of industrial settlements and trade links. Numerous sites from the period have been investigated, including villa sites as well as non-villa rural sites, and past research has placed emphasis on investigating the social and economic context of these sites.
- 4.13 To the north-west of Keynsham lies the remains of an important Roman settlement, possibly that of Traiectus, and this site is designated as a Scheduled Monument. Archaeological work at the site has revealed evidence of its origins as a very early Roman settlement which was occupied until the 4th century. During modern construction works, the remains of a Roman villa with mosaics, a well, and coffins were revealed. Large quantities of pottery recovered from the site include traded wares such as Samian, as well as New Forest and Castor-Nene ware. Two other Romano-British villa sites have been identified in the Keynsham area, one at Durley Hill in 1922, the other c1km to the east at Somerdale. The Durley Hill site was dated to the c3rd century and included tessellated pavements stonework, coins and pottery.
- 4.14 The remains of a Roman Villa (NDHA4), also likely dating to the late 3rd century AD, were discovered in Brislington in 1899 during the construction of a new road to the east of Lynwood (LB28). The location of the site is described as *"in a field on the northern side of the present Bath Road, about half a mile beyond Arnos Vale Cemetery"*. The front elevation of the Roman villa was estimated as being fifty yards back from the current position of the main road. Wick Lane was about fifty yards to the east, while to the west was the garden of Lynwood. It is also recorded that Romano-British pottery had previously been discovered in the garden of Lynwood house.
- 4.15 The villa site (NDHA4) was investigated ahead of development; the plan form was of a winged corridor type with ten rooms and a bath area and its foundations were measured as approximately 37m by 21m. Evidence for a sequence of internal development was suggested and the building appears to have been destroyed c370 AD. Iron and glass slag were recovered from the site and indicated possible small-scale manufacturing in the area; other finds included coins, pottery, glassware and bronze artefacts.

- 4.16 An archaeological watching brief was carried out in the vicinity of the villa site NDHA4 in 1995 but revealed only four unstratified pottery sherds of Roman date. A 2005 trial trench evaluation to the west of the villa site revealed a possible boundary ditch and a pit which contained 3rd century Roman pottery.
- 4.17 A 'cornelian intaglio' (an engraved gemstone from a ring) (NDHA5) was discovered in the early 20th century in a garden at St Anne's Wood, near to the site of the Roman villa. The engraving depicted 'an old rustic, accompanied by two dogs' (Mon 201414). It is recorded that a find of a metallic urn, twenty-three 3rd and 4th century Roman coins, and six pieces of Roman pottery, were dug up within the Brislington House Estate (NDHA6); these were presented by Dr Fox to the Bristol Philosophical Institution in 1829 and subsequently passed on to Bristol Museum (Mon 201403). A hoard of 1,476 1st to 4th century denarii are recorded to have been found in a metal vessel in the garden of a house in St Anne's, Brislington, in 1937 (NDHA7).
- 4.18 Located outside of the eastern boundary of the study area is a possible site of another Roman villa, indicated by Roman pottery and tile discovered during the sinking of a well in an orchard of a farm in the 19th century (Mon 201411). The find spot of a 'Roman fibula' is recorded just to the north of this possible villa site (Mon 201394).
- 4.19 A Roman villa site is also recorded at Kings Weston c6km to the north-west of Bristol centre and includes standing and buried remains of a winged corridor villa possibly dating to the late 3rd century AD. The site includes a bath suite and mosaic floors. Other finds from the site include an Iron Age stater, 4th century coin hoard and a Palaeolithic axe.

#### *Early Medieval and Saxon*

- 4.20 In the period following Roman withdrawal from Britain, the transition into the early medieval period is not well represented in the archaeological record. In the South West region an ethnic and geographical division between 'British' and 'Anglo-Saxon', arises in this period. The cultural and geographic difference is reflected in archaeological remains and also in the approach to archaeological research in the area. As well as archaeological evidence, historical evidence for this period comes in the form of chronicles and later histories. In the early medieval period the study area formed part of the Kingdom of Wessex, while Gloucestershire formed part of Mercia.
- 4.21 The identification of rural settlements at this time is made difficult by the lack of pottery production in the earlier part of this period. There is some evidence for the continuation of enclosed settlements dating from the Bronze Age into the early medieval period, and also from the Iron Age into the 6th century. Some re-use of Roman villa sites has also been recorded. 'Elite' settlements provide a greater quantity of material evidence which includes metalwork and more luxury and imported items, and include Halls identified by postholes or stone foundations. The period is also characterised by a religious change to Christianity and the associated cultural material and societal changes resulting from this, including burial practices. The Keynsham Extensive Urban Survey notes that the Romano-British settlements in the area are significant as the estate of which they formed a part, may have survived as a land unit into the late Saxon period, when Keynsham was established as the site of a minster church which preceded the medieval Abbey.

- 4.22 No heritage assets of this period are recorded within the study area.

*Medieval*

- 4.23 Following the Norman Conquest, while some new towns were founded, the existing settlement patterns largely continued on their pre-conquest basis. This included agriculture and field systems, industry and trade. It is suggested that the name Brislington (*Brihthelmston*) derives from the Old English meaning 'Farmstead of a man called Beorhthelm' (Mills 2011). Although the place name of the settlement is not recorded until 1199, its etymology suggests earlier origins.
- 4.24 Brislington is not recorded in the Domesday Book of 1086, however several of the surrounding are noted in the surevy, including Knowle, Keynsham, Hanham and Blacksworth. At that time Brislington was likely part of the manor of Keynsham (*Cainesham*) and therefore not recorded separately. Cainesham was first recorded in 1000 AD, and by the time of the survey was a relatively large settlement with c70 households, 93 villagers, 59 small holders, 24 slaves, and 119 ploughlands and was among the largest 20% of the settlements recorded in Domesday. Shortly after the Rebellion of 1088 the barony of Gloucester was granted by King William II to Robert Fitzhamon, and it is suggested that Brislington became a manor in its own right at this time. The approximate extent of the medieval settlement core of Brislington (NDHA8) can be seen on the Donn's map of 1769 and the 1840 tithe map.
- 4.25 A House of Augustinian Canons was founded at Keynsham in 1166 by William, Earl of Gloucester. The whole of the manor and Hundred of Keynsham was conferred to the canons, as well as the Church of St Mary and St Peter and St Paul and its dependent chapels including Brislington. In 1461 Edward IV confirmed a charter of 1307 which granted a weekly market and annual fair at Keynsham
- 4.26 A study of the Keynsham Hundred (Prosser 1995) examining place names in the area, suggests that Brislington probably represents a late grant to a minor noble, which later reverted to the main estate. This hold is however suggested as tenuous since *'even after the foundation of Keynsham Abbey and the grant of the vill, the Count of Mortain (King John) was able to alienate it by virtue of its original inclusion in the barony of Gloucester'*. The manor was granted by the future king to Roger de la Warre in the 12th century, however the close links to the Abbey were retained as they were granted custodianship of St Anne's chapel and no attempt was made to assert rights over the church at Brislington.
- 4.27 The historic settlement core of Brislington was focussed around a crossing point of Brislington Brook; the 1995 study assesses the plan form of Brislington and its satellite settlements at West Town and Rock, suggesting that West Town originated as a squatter settlement on the edge of open fields. St Anne's chapel was located c1.6km to the north-west of the proposed development site and was demolished in around 1952. Nearby a holy well was sited on the course of Brislington Brook, c1.25km to the north-west of the proposed development site. The well was a place of pilgrimage in the medieval and late medieval period and was visited by King Henry VII. The well was restored in 1924.



- 4.28 The Brislington Conservation and History Society notes that the Church of St Luke dates to c1420 and was built by the 5th Baron Thomas la Warr. Although the present fabric of the Church of St Luke appears to be of 15th century date, it is also suggested that the church originates in the 13th century. This is based upon the remains of a stone cross located adjacent to the church, dated to the 13th century
- 4.29 The proposed development site contains the possible remains of ridge and furrow which may date to the medieval period (NDHA9). Under open field systems each manor would have two or three large fields arranged with narrow strips cultivated by tenants who could hold strips scattered across the fields. Common land was owned land over which there traditional common rights of use such as grazing, wood collecting or turf cutting.

*Post medieval*

- 4.30 Brislington Common was enclosed in 1778 as recorded in the House of Lords Journal for March of that year:

*"30. An Act for dividing and enclosing the Common or Waste Ground, called Brislington, otherwise Bussleton Common, in the Parish of Brislington, otherwise Bussleton, in the County of Somerset".*

- 4.31 The Common area lay to the north of Brislington, occupying an area of high land following the course of the River Avon. The distinctive curved line of Broomhill Road may mark the extent of the former common area and separate it from the open fields at the north of Brislington historic settlement core. The place name Broomhill, is derived from the Old English meaning 'a place where broom grows' (Mills 2011). The shrub would have primarily grown on open woodland and heath, and therefore the name is also likely to refer to the common land to the north of the proposed development site, which would have been used as grazing and woodland pasture, prior to enclosure.

- 4.32 Brislington is described in the 1848 Topographical Dictionary of England as follows:

*BRISLINGTON (St. Luke), a parish, in the union and hundred of Keynsham, E. division of Somerset, 3 miles (S. E. by E.) from Bristol; containing 1338 inhabitants. The parish is situated on the road between Bath and Bristol, and contains 2090 acres; it is bounded on the north-east by the river Avon, and intersected by the Great Western railway. Coal was formerly wrought; iron is found, and stone quarried for building... There is a place of worship for Independents. Brislington House, an asylum for lunatics, was erected by Edward Long Fox, M.D., who first introduced the classification of patients in such establishments, and was celebrated for the cure of mental diseases: the buildings comprise a spacious central edifice with detached wings, extending in front 495 feet; the estate is well planted, and consists of about 200 acres. A chapel, dedicated to St. Anne, was founded by one of the Lords de la Warre, in the northern part of the manor; but there are not any vestiges of it. A variety of Roman coins was found in an adjoining field in 1829...*

'Brinkley - Broadgreen', in *A Topographical Dictionary of England*, ed. Samuel Lewis (London, 1848), pp. 379-389. British History Online <http://www.british-history.org.uk>

[history.ac.uk/topographical-dict/england/pp379-389](http://history.ac.uk/topographical-dict/england/pp379-389) [accessed 17 August 2020].

- 4.33 Significant developments in the vicinity of Brislington during the 19th century include the construction of the Great Western Main Line in the 1840s and the Bristol and North Somerset Rail in the 1870s. The Great Western Main Line followed the southern side of the River Avon and crossed through the former common land at the north of Brislington. In the south-eastern extent of the common land, c200 acres, had been purchased in c1804 by Edward Long Fox in order to create a park and garden surrounding a privately operated lunatic asylum.
- 4.34 Historic map evidence shows that in the late 19th century gradual expansion of the historic settlement core had begun in the vicinity of the railway line at the west. This new transport link would have allowed for the increased transfer of goods and encouraged the development of industry in the area.
- 4.35 There are a significant number of designated and non-designated heritage assets of the post-medieval period within the study area; these predominantly relate to the built environment and comprise extant and the sites of former houses, cottages and farmsteads, as well as industrial sites, utilities infrastructure, public houses, sites of quarries, a school, smithy, church and chapels and cemeteries. These are located within the historic settlement core of Brislington and Rock and their later expansions, as well as farmsteads in the surrounding area.
- 4.36 A farmstead labelled as Emery's Farm (NDHA29) was located at the eastern edge of the proposed development site and is visible on the tithe map of 1846. It included a farmhouse and several buildings, likely barns and stables, surrounding a yard; later maps also show a small pond. The site included a path leading north through the proposed development site however the main part of the farmstead appears to have been just outside of the site. The main farm area was cleared in the 1960s with the construction of the Brislington Trading Estate.

#### *Modern*

- 4.37 The 20th century saw the expansion of Brislington away from the settlement core. This proceeded slowly at first, concentrated towards the western railway line, and in the post-war period rapidly increased with residential development in the Broomhill area and in the area of Rock. Industrial and light industrial development began along Bath Road at the east of Brislington and encroached northwards to that by the 1960s a large trading estate had been established in the former agricultural land and replacing several former farmsteads. The present west, north, and eastern site boundaries were established during the modern period.
- 4.38 Within the study area there are four heritage assets of low significance including a war memorial, cemetery and church (NDHA62-65), as well as sites of former buildings and a colliery which are of negligible heritage significance (NDHA66-69).

### Previous Archaeological Events

- 4.39 Within a 1km study area of the proposed development site twenty archaeological events are recorded. These include two desk-based assessments, seven watching briefs and an evaluation trial trench survey. Other events include various historic photographs and views of historic buildings, historic building recording surveys as well as features identified on historic maps. Details of relevant events and others of relevance recorded in the wider study area are outlined below.

- 4.40 An investigation in 1899 of a 3rd century AD Roman villa by the Clifton Antiquarian Club and Bristol Museum Committee. The site was discovered during the construction of a new road and included the remains of a winged corridor type villa with ten rooms and a bath area.

*Bristol and Region Archaeological Services (1995), Archaeological Watching Brief at 631 Bath Road, Brislington, Bristol, 20031*

- 4.41 An archaeological watching brief was undertaken close to the area where a Roman villa had been discovered in 1899. Four un-stratified sherds of Roman pottery were recovered.

*Avon Archaeological Unit Ltd (1998), The Beeches, Broomhill Road, Brislington, Bristol, Archaeological Evaluation, 20313*

- 4.42 An evaluation was undertaken in 1998 following desk-based assessment and geophysical survey. The site was formerly common land enclosed in the 18th century. Various anomalies were identified by geophysical survey but revealed to be of geological origin or modern features of low archaeological significance.

*Bristol & Region Archaeological Services (2000), Archaeological Desktop Study of Land at Church Hill, Brislington, Bristol, 20566*

- 4.43 A desk-based assessment was carried out which demonstrated a lack of documentary evidence for the site prior to the mid-19th century Tithe Appointment, which was occupied by a cottage and garden until clearance in the 1940s.

*Cotswold Archaeological Trust (2001), Church Hill, Brislington, Bristol: Archaeological Evaluation, 20815*

- 4.44 An archaeological evaluation was carried out on the south side of Church Hill, close to the centre of the medieval settlement of Brislington. The work comprised the machine excavation of three trenches, and uncovered a post-medieval pit with post-medieval pottery, and a pit with modern upper fill.

*Bristol and Region Archaeological Services (2003), St. Luke's Church, Church Parade, Brislington, 22491*

- 4.45 A watching brief carried out during excavation of two pits for new lightning conductor uncovered post-medieval pottery and made ground.

*Foundations Archaeology (2004), Latimer Close and Birchwood Road, Brislington, Bristol, 22099*

- 4.46 A desk-based assessment demonstrated a low potential for archaeological remains within the development site which was historically rural until the modern period. A watching brief was carried out at the same site; the results are not known.

*Bristol City Council (2004), Unpublished, 22085*

- 4.47 Archaeological watching brief at Allison's Avenue revealed partial remains of a former tree-lined avenue.

*Bristol City Council (2004), Unpublished, 22088*

- 4.48 An archaeological evaluation comprising six trial trenches was undertaken on land to the west of the site of the Brislington Roman Villa. The work revealed a possible boundary ditch containing a horse skeleton; a pit cut into the ditch backfill contained pottery dated to the 3rd century AD and demonstrated the potential for outlying archaeological remains associated with the villa complex.

*Bristol and Region Archaeological Services (2005), Archaeological Watching Brief, St Luke's Church, Brislington, Bristol, 22333*

- 4.49 Monitoring during the excavation of a service trench within the churchyard did not reveal any features of archaeological interest.

*Bristol and Region Archaeological Services (2013), Archaeological Watching Brief Nos. 22-24 Clothier Road, Brislington, Bristol, 25246*

- 4.50 An archaeological watching brief during groundworks associated with the construction of a new warehouse uncovered part of a post-medieval boundary wall and yard surface associated with the former Winash House which had been demolished in the mid-20th century.

### Historic Map Regression

- 4.51 Historic mapping demonstrates that the area to the north-east of the historic settlement core of Brislington which includes the proposed development site was formerly agricultural land comprising open fields which were enclosed in the late 18th century. The area to the north and east of the site was common land less suited for cultivation but suitable for grazing. The present hedgerows which subdivide the site likely date to the 18th century enclosure and are first visible on the tithe map of 1840.
- 4.52 Brislington was a relatively small settlement located at a road intersection and a bridge over a brook and included small outlying settlements such as Rock and farmsteads located in the surrounding fields. Expansion of Brislington began slowly in the early 19th century, on the east side of Brislington where a railway line had been constructed. This comprised new residential areas in former fields which by the late 1930s had joined Brislington to Bristol as continuous development. The area of Broomhill, to the immediate north and west of the proposed development began to be developed in the late 1930s and the former common land to the east of the site was redeveloped as a trading estate in the 1960s. The western extent of the proposed development site was briefly utilised as allotments in the post-war period and until the c1960s.

*Table 2 Historic Map Regression*

Map	Description
Christopher Saxton map of Somerset, 1579 (not reproduced)	This overall map of Somerset provides some simple topographic information as well as the principal water courses and depicts the principal settlements in pictographic form with a church denoting a small village and larger settlements shown as a group of buildings. Bristol and Brislington are at the northern edge of the map with Avon forming the boundary to Gloucestershire. Brislington, labelled Bristleton is shown as a small village; Rock and West Town are not shown.

Map	Description
Benjamin Donn's map of 1769 (not reproduced)	<p>This map provides a 12 mile radius view of the area around Bristol and includes a simple view of Brislington, with simple denotation of principal buildings, roads and topographic features. The settlement core is shown clustered around the Bristol Road / Bath Hill area which crosses Brislington Brook. The Church of St Luke appears to lie at the northern limits of the settlement and at the settlement periphery large houses are shown (marked as gentleman's houses).</p> <p>The area north of Brislington is labelled as Buselton Common. The common land continues around the eastern side of Brislington following the topographic contour and bound by the river and includes the area later occupied by the Brislington House Estate. No buildings are shown within the commons.</p> <p>Broomhill Road which follows a distinctive curve following the topography around the north of Brislington also appears to be shown on this map. It is possible that the road marked the edge of the common and therefore may have demarcated the former open field on that side of Brislington. The area of the proposed development site lies on the southern slope of Broomhill and would therefore lie within the open field rather than the commons. No field boundaries, buildings, or other features are interest are shown in the area of the proposed development site.</p>



Map	Description
Tithe map of Brislington (parish), Somerset, c1846	<p>The overall bounds of the proposed development site and several of the hedgerows which subdivide the site can be seen to be in place on this map. The listing description for Brislington House Park and Garden notes that the site purchased by Edward Fox to create the estate was part of the former common which had been enclosed in 1780. An online copy of that map was unfortunately not available. It is probable therefore that the field boundaries within the proposed development site were created as part of that enclosure. The Brislington settlement was primarily comprised the historic core at the crossing of Bristol Road and Brislington Brook, with dispersed outlying farmsteads such as Emery Farm located in the surrounding area. The satellite settlement of Rock is shown with a degree of isolation from the larger settlement of Brislington. Emery Farm, located at the east periphery of the proposed development site is shown as a complex of buildings with central yards and smaller yards and enclosed parcels surrounding. The main part of this complex lay on the eastern side of Bonville Road however some of the outlying buildings and enclosed land parcels lie within the north-east corner of the proposed development site.</p> <p>Broomhill Road is shown on its present course, joining to School Road at the west and following a distinct curving route east and southwards to meet Bath Road. The boundaries of the enclosed fields closest to the road follow its curved route.</p> <p>The Great Western Railway passes through the former commons and was completed / under construction at the time of this map which shows its route including the portals marking the extent of tunnels. Within the former commons is Eastwood Farm which the rail tunnel passes beside, marked by airshafts. The farmhouse is Grade II listed and assessed as dating to the late 17th or early 18th century however it is not shown on Donn's map of 1769. It is possible therefore that other building may have been present in this area at that time and not shown on the previous map and may have been demolished by 1840.</p> <p>The fields that make up the proposed development site are numbers 501, 504, 514, 515, 516, and 517; the tithe apportionments are however unavailable and it was not possible to access the Bristol Archive due to the Covid-19 closures. The area to the south of the proposed development site, including Victoria Park, are also shown as enclosed fields with small areas of woodland and isolated farmsteads just outside of the main Brislington settlement bounds. Brislington House with its estate and subsidiary buildings are shown on this map.</p>

Map	Description
1st edition Ordnance Survey map of 1884, County Series, Gloucestershire / Somerset 1:2500	<p>No significant change can be seen within the proposed development site and its immediate surroundings. A very small rectangular structure is shown at the corner of a field roughly central to the proposed development site. It is unclear what the purpose of this structure is, perhaps a shelter or storage building. A structure of similar size is seen to the west adjacent to the footpath in the area of the present allotments.</p> <p>Along the southern boundary of the proposed development site a footpath is depicted aligned immediately along the northern side of the hedge line. This footpath remains extant at the time of the site walkover survey.</p> <p>Within Brislington itself residential growth and development can be seen by the subdivision of land and new houses within the historic core as well as new areas of housing development in the area to the immediate east of the village, as well as to the north along School Lane.</p> <p>To the west of Brislington the Bristol &amp; North Somerset Line had been constructed. To the north of the River Avon can be seen the quarries and colliery sites of Conham and Hanham.</p>
Ordnance Survey map of 1904, County Series, Gloucestershire / Somerset 1:2500	<p>No significant change can be seen within the proposed development site and its immediate surroundings. The small structure seen in the previous map is no longer extant. Minor changes to the nearby Emery's Farm can be seen by the additional of a new building.</p> <p>Significant expansion of Brislington is evident by the emergence of new areas of residential development at the west of the settlement core and along the sides of the Bristol &amp; North Somerset Line.</p>
Ordnance Survey map of 1916, County Series, Gloucestershire / Somerset 1:2500	<p>No change can be seen within the proposed development site. A field to the immediate north of the site has been subdivided with the larger parcel labelled Allotment Gardens and the new partition Nursery.</p> <p>Within the historic core of Brislington new buildings and development can be seen however the more significant growth continued in the former agricultural land at the west. A new cemetery (now the Commonwealth Cemetery) was established in a field a short distance north-east of Brislington. Several areas of agricultural land had by this date also been given over to recreational grounds and allotment gardens.</p>

Map	Description
Ordnance Survey map of 1931, County Series, Somerset 1:2500	<p>No change can be seen within the proposed development site. Several more of the fields north of the site have been subdivided for allotment use and two new houses set within narrow garden plots had been created. To the east of the site and south of Emery's Farm a new sports ground with tennis court has been created in former agricultural land.</p> <p>New housing development has been created in the area to the north of Broomhill Hill and adjacent to the River Avon. The formerly isolated settlement of Rock has by now been joined to the Brislington by the continued residential development west and north-west of Brislington. Only minor development has yet taken place along School Road.</p> <p>The area to the south of the proposed development site and adjacent to the cemetery has been given over for the creation of Victory Park in 1920.</p>
Ordnance Survey map of 1938, County Series, Gloucestershire 1:10,560	<p>No change is evident within the proposed development site.</p> <p>The area to the immediate north of the site and to the north of Broomhill Road had by this date begun to be developed for planned residential housing. Likewise new development can be seen to the north of Rock. The area to the south of the historic core of Brislington has also begun to be developed by this date.</p>
<p>1946 Aerial photograph</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=">https://maps.bristol.gov.uk/kyp/?edition=</a></p>	<p>The westernmost fields within the proposed development site have now been given over for use as allotments. These comprise regular plots with a central NE-SW access track. The area to the immediate north of the site has continued to be developed and several of the present roads including Fermane Avenue and Allison Road are now in place.</p> <p>A new residential area to the immediate east of Brislington and south of the Church of St Luke can now be seen. The former recreation ground and allotments north-west of Brislington have been given over for residential development. To the south-east of Brislington light industrial buildings and factories have been constructed; this would later spread north and form the Brislington Trading Estate.</p>
1947 Ordnance Survey Plan, 1:1250	<p>This plan confirms the aerial view of 1946 and shows no change within the proposed development site.</p>

Map	Description
1959-67 Ordnance Survey Plan, 1:1250	The area to the north of the proposed development site had by this date been almost fully converted to residential housing, this also continues on the west side of School Road (north of the historic core of Rock).  No change is evident within the proposed development site.
1965-67 Ordnance Survey plan, 1:10,560	With the construction of the Broomhill Junior School the northern field boundaries have been altered and the present northern bounds of the proposed development site are partially established. A field boundary in the south-east corner of the proposed development site has also removed by the time of this plan.
1965-1975 Ordnance Survey plan, 1:1250	School Road was by this date detoured and straightened to form its present alignment. A former bend in the road which presently survives as a lay-by had been in place since at 1840 and is still extant.  Brislington Trading Estate has expanded northward to meet Emery's Farm. A former footpath which led from Bath Road has been replaced by Bonville Road which demarcated the western bounds of the trading estate. Emery's Farm was demolished during this period and replaced with warehouses and Bonville Road continued to pass through the centre of the former farm.
1982-88, Ordnance Survey plan, 1:10,000	Some minor alteration to the northern boundary of the proposed development site has resulted from the construction of new buildings adjacent to the Junior School. The area of the police station building is labelled as allotment gardens.  The northern area of the allotments appear to have ceased use as an allotment by this date and a new east-west boundary has been put in place roughly central to the former allotment site and forms the present boundaries.
1999 aerial view, Google Earth	This view confirms the removal of allotments from the western field. In the north-east of the proposed development site the police station building has been constructed with an area of grass behind. The remaining area of Emery's Farm including a minor access track has become overgrown by this date. A mast and a cluster of small light-weight structures were built at the eastern edge of the site. Towards the south edge of the proposed development site an electric mast has been built.

### *LiDAR*

- 4.53 Available online LiDAR data demonstrates closely spaced linear striations on NNE-SSW alignment indicative of the remains of possible ridge and furrow cultivation or allotment working. This is more clearly evident in the westernmost field and fainter in the larger site. It is also noted however that in some areas of the site these striations appear to be aligned east to west. No obvious features of archaeological origin can be identified within the proposed development site.

### *Historic Landscape Character*

- 4.54 The historic landscape character of the proposed development site is predominantly agricultural, historically open fields which were enclosed in the late 18th century. The area to the north and east, descending towards the River Avon formed common grazing land.

### *Historic Hedgerows*

- 4.55 The hedgerows extant on the site, as well as a number of the site boundaries (labelled H1-H7 on Figure 4) can be demonstrated from historic mapping to have been in place since at least 1840 and were likely put in place following enclosure in the late 18th century. The hedgerows had become significantly overgrown and expanded by bramble growth by the time of the site walkover survey. Where it was possible to view the central core of the hedgerows where there were gaps for footpaths, no associated ditches or banks were visible.
- 4.56 Hedgerows within the proposed development site have been assessed against the criteria in Schedule 1, Part II of the Hedgerow Regulation 1997. The hedgerows can be demonstrated from historic mapping to pre-date 1850, meeting criterias 5a and 5b, and are therefore considered in this report as 'important'.
- 4.57 It should also be noted that a consequence of the assessment method described above is a resulting deviation between the identification of 'hedgerows' at field and site boundaries, as determined by the ecological assessment, the arboricultural survey or the historic environment assessment. As technical assessment methods differ between each of these topics, 'hedgerows' are therefore defined, identified, referenced and mapped separately between the Ecological Assessment (and associated Ecological Technical Appendices), the Arboricultural Impact Assessment and the Historic Environment Desk-Based Assessment reports.

### Site Visit

- 4.58 A walkover survey of the site and its environs was undertaken on 12th July 2020. This included an inspection of all of the land parcels which constitute the proposed development area, as well the surrounding conservation areas and the Brislington historic settlement core.

- 4.59 The proposed development site comprises six fields separated by hedgerows and covering an area of c9.6 hectares. An electrical mast is located within the proposed development site adjacent to the southern site boundary. The cables are aligned SE-NW. A smaller modern mast is also located at the eastern side of the site.
- 4.60 The proposed development site is bound on its western side by School Road and to the east by Bonville Road. The area to the north of the site comprises c1940s to 1960s residential development and a 1960s junior school. The area to the east and south-east comprises of the c1960s Brislington Trading Estate comprising light industrial and storage units. The small and formerly isolated settlement of Rock lies a short distance to the west of the proposed development site and is now surrounded by modern residential development which occupies the area up to School Road.
- 4.61 To the immediate south-west of the proposed development site is an area of allotments which formerly also extended into part of the site; the partial remains of these allotments are visible on the ground as shallow linear earthworks. The western site boundary at School Road demonstrates a sharp drop of c2m down to the road level.
- 4.62 The area to the immediate south and south-west of the proposed development site is undeveloped comprising overgrown areas of trees and vegetation interspersed with horse paddocks, and leading down to playing fields and Victoria Park. Adjacent to Victoria Park, on its western side is Brislington Cemetery which includes Commonwealth war graves.
- 4.63 At the eastern edge of the site is the non-designated heritage asset of the site of Emery's Farm (NDHA29); this was a post-medieval farmstead comprising a house and associated building such as barns, which was demolished in the 1960s during the expansion of the Trading Estate. The farmstead largely lay outside of the proposed development site however small garden or yard enclosures and a pathway led through part of the proposed development site in an area now overgrown with trees. No remains associated with the farm were visible during the walkover survey due to the overgrown nature of that area of the site. Close to this area, at the far north-east of the proposed development site is a linear corridor between residential areas which includes an extant modern police station building adjacent to Broomhill Road.
- 4.64 The area of former allotments at the west of the proposed development site was found to contain possible remains of ridge and furrow (NDHA9); these were aligned NNE-SSW following the site topography and the route of School Road, and corresponded with linear striations visible on LiDAR information. The interpretation of ridge and furrow is inconclusive as the remains correspond with the alignment of former allotment plots and it is unclear if these are indeed historic ridge and furrow or later features associated with the allotments. The presence of possible ridge and furrow remains could not be confirmed elsewhere on the site due to vegetation cover.



- 4.65 Due to the site topography long distance western, southern and south-western views are possible from much of the development site, including towards the Brislington Conservation Area which comprises the historic settlement core; the hedgerows and established trees provide some screening to these views so that only the upper levels of buildings in Brislington are visible. The upper part of the tower of the Church of St Luke (LB1) is visible from much of the proposed development site.



*Figure 1 The western end of the proposed development site, formerly allotments, with possible ridge and furrow remains, looking west*



*Figure 2 Earthwork remains of former allotment plots in the western side of the proposed development site, looking east*





*Figure 3 Westward view across the southern part of the proposed development site*



*Figure 4 Southward view from the proposed development site with distant view of the tower of the Church of St Luke (LB1)*



*Figure 5 North-west view across the north part of the site*



*Figure 6 Example of the footpaths leading through gaps in the hedgerows*





*Figure 7 Eastward view towards the Brislington Trading Estate*



*Figure 8 The north-east corner of the site, looking towards the police station building*



*Figure 9 South-east view along Broomhill Road*



*Figure 10 South-facing view along School Road at the west of the site.*



*Figure 11 Northward view towards the proposed development site from Victoria Park*



*Figure 12 Northward view towards the site from Brislington*



## 5.0 Known Heritage Assets within the Area of Search

- 5.1 An assessment of the predicted impacts of development on the significance of the heritage assets is provided in Section 6.

### **Designated heritage assets within area of search**

- 5.2 There are 36 designated heritage assets within the 1km area of search, comprising two Conservation Areas, one Registered Park and Garden, and thirty-three Listed Buildings.

- 5.3 The two Conservation Areas in the study area are of high heritage significance and comprise;

- CA1 - The Avon Valley Conservation Area was designated for its 'secluded riverside charm enhanced by an 18th century settlement pattern'. The area includes industrial archaeological remains of coal and lead mining of the 18th and 19th centuries, a length of the Great Western Railway with bridges designed by Brunel, cottages and other associated remains of the historic mining community and the Brislington House Estate. The conservation area encloses a large area including a section of the former Brislington Commons and the Brislington House Registered Park and Garden (RPG1), and is in places bounded by the River Avon. Part of the conservation area comes to within several meters of the north-eastern site perimeter where the police station building is located. This part of the conservation area follows the curve of Wyndham Crescent up to Broomhill Road. There are limited views of this part of the conservation area from the north-eastern perimeter of the proposed development site which is obscured by a line of trees that line the edge of the conservation area. Due to topography and modern residential development there are no other views from the proposed development site into the conservation area. The proposed development site provides a minor positive contribution to the setting of the conservation area as a surviving portion of 18th century enclosure pattern.
- CA2 - Brislington Conservation Area - This comprises the medieval historic core of Brislington Village and includes a number of designated heritage assets such as the Church of St Luke and associated vicarage as well as a number of historic cottages. The proposed development site lies on higher ground overlooking Brislington with views down to the town, though interrupted by hedge lines, trees, and modern development in the space between. The upper part of the tower of St Luke's Church is visible from most parts of the proposed development site. The site provides a positive contribution to the heritage significance of the conservation area as it represents a surviving portion of the former enclosed field scape.

- 5.4 There is one Grade II\* Registered Park and Garden of very high heritage significance which is located c800m to the south-east of the site;

- RPG1 - The park and garden to Brislington House (known as Long Fox Manor). The site was established on c200 acres of the former Brislington

Common, as a privately operated lunatic asylum in around 1804. In addition to the main building the site included a Swiss Cottage and other smaller buildings, as well as pleasure grounds and walks through the surrounding estate and woodland. The site continued operations into the 1950s after which it was sold and the estate broken up. The asylum building was converted into flats in 2001. The park and gardens were created within the former common land, occupying a semi-isolated position to the east of Brislington. The gardens were walled and planted with shrubs around the boundaries to create an enclosed private estate. The site lies within the Avon Valley Conservation Area (CA1). The proposed development site is not within the setting of this asset, and therefore does not contribute to the significance of this asset.

- 5.5 There are six Grade II\* Listed Buildings of very high heritage significance, these comprise;

*Medieval*

- LB1 - Church of St Luke (1001529), a 15th century church, possibly with earlier origins, and with early 19th century remodelling. Interior includes original medieval and later features, as well as monuments to notable local persons. Set within a small churchyard enclosed with stone boundary walls and which includes a number of Grade II listed tombs.

*Post medieval*

- LB2 - Church Hill House (1205151), a former Vicarage dated to 1730 and constructed in a Georgian Palladian style with mansard valley roof and constructed of brick with freestone dressings.
- LB3 - St Anne's Tunnel East Portal (1201949), one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel. St Anne's tunnel and its portals are one of twelve constructed to Brunel's designs. The Tudor Gothic design of the portal reflects the scenic character of this stretch along the Avon Valley.
- LB4 - St Anne's Tunnel West Portal (1201950), one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel. St Anne's tunnel and its portals are one of twelve constructed to Brunel's designs. The Tudor Gothic design of the portal reflects the scenic character of this stretch along the Avon Valley.
- LB5 - Fox's Wood Tunnel West Portal (1409150), one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel.

- 5.6 There are twenty-eight Grade II Listed Buildings of high heritage significance, these comprise;

*Medieval*

- LB6 - Cross-shaft approximately 5m south of the south aisle of Church of St Luke (1205159). This is dated to the 13th century.

*Post-medieval*



- LB7 - Boundary wall, piers and railings to the south-east and south of churchyard of St Luke (1282351). These were added in the mid to late 19th century.
- LB8 - Grigg Monument attached to north end of Vestry of Church of Luke (1202070), The monument commemorates William Grigg (d.1809) and his family.
- LB9 - Chest-tomb and two headstones at the south-east corner of the porch of Church of St Luke (1202071), the tomb is dated to the mid-18th century and the headstones are early 18th century.
- LB10 - Chest-tomb and two headstones 3 meters south of Chancel of Church of St Luke (1205162).
- LB11 - Group of 5 railed enclosures to the east of the Church of St Luke (1205168), these memorials are dated to the mid to late 19th century.
- LB12 - The Chestnuts (1204182), a house dated to 1667/8 and re-fronted in the 19th century. Constructed of Pennant rubble with gable end brick stacks.
- LB13 - Keepers Cottage (1204247), a pair of cottages dated to 1690. The buildings have been opened into a single property and are associated with the writer and reformer Hannah More.
- LB14 - Eastwood Farmhouse (1202716), a late 17th or early 18th century house constructed of Pennant rubble with limestone dressings. Described as a rare survival of a relatively unaltered late 17th century farmhouse.
- LB15 - Oakenhill Farmhouse (1282400), a 17th century farmhouse constructed of brick with gabled stacks and pantiled roof. Interior includes a winder stair.
- LB16 - Heath Court (1208897), a late 17th or early 18th century house, now restaurant. Stucco rendered with limestone mouldings and built in a 'Picturesque Tudor Gothic' style.
- LB17 - White Hart Hotel (1282401), a former coaching inn of c1738. It is located adjacent to the main throughfare to Bristol. Built of brick in Georgian style with Venetian windows on the frontage.
- LB18 - Kings Arms Public House (1282265), built c1730 and altered in the 18th and 20th century.
- LB19 - The Woodlands (1202075), a mid-18th to early 19th century brick and stucco house with attached coach house. The rear block was formerly the George Inn.
- LB20 - Georgian Cottage and Rose Cottage (1208490), a pair of attached cottages dated to the late 18th century.
- LB21 - Hill Cottage (1202012), an 18th century cottage constructed of rendered rubble with brick end gables.
- LB22 - Wick House (1202702), built in c1790, this house is now a nursing home. It was originally laid out with c60 acres of pleasure gardens and stables. It is
- LB23 - Summerhouse in garden of No. 209 (1392075), dated to the late 18th or early 19th century perhaps to the designs of Daniel Hague. It is associated with the pleasure grounds surrounding Wick House.
- LB24 - Grove Hall (1207492), an 18th century house in the late Georgian style. Rendered with limestone dressings.

- LB25 - The Old Vicarage (1280844), a late 18th century house constructed of rendered pennant rubble and with a slate mansard roof.
- LB26 - Walls, gates and railings to Grove Hall (1202253), Early 19th century walls piers and railings associated with Grove Hall.
- LB27 - Rose Villa (1282104), an early 19th century house constructed of rendered pennant rubble with brick dressings.
- LB28 - Lynwood (1201979), an early 19th century house of pennant rubble and limestone ashlar, built in a Gothick style with Tudor-arched windows and other Gothick detailing.
- LB29 - Gotley Lodge (1219095), a house constructed in c1820 for John Coryton Gotley, a local merchant. Constructed of rendered pennant rubble with brick and limestone dressings.
- LB30 - Brislington House and Chapel (1203910), constructed in 1804 by Edward Fox to serve as an insane asylum within the newly created estate. The building was re-fronted and a chapel added in 1851. The building is in the Palladian style and consists of interlinked blocks.
- LB31 - Ornamental Garden Alcove at Long Fox Manor (1389633), built c1820 within the pleasure grounds of Brislington Estate.
- LB32 - Lodge Cottage to Brislington House (1281465), built in 1804 as part of the newly created Brislington Estate at its south-western entrance to Bath Road.
- LB33 - Swiss Cottage (1202315), a house of c1830 built within the Brislington House estate as accommodation for Lord Carysfoot and to a design in PF Robinson's 'Designs for Ornamental Villas'.

5.7 The designated heritage assets within the study area predominantly comprise built heritage which reflect the medieval origins of Brislington village and its expansion during the 17th to 19th centuries. None of these heritage assets are located within the proposed development site. The proposed development site is assessed as providing minor positive contribution to the significance of the Avon Valley and Brislington Conservation Areas.

5.8 The proposed development site is not considered to be within the setting of the Great Western Railway tunnel portals (LB3-5) and the Brislington House Registered Park and Garden (RPG1)

### **Non-designated Heritage Assets within area of search**

5.9 There are 69 non-designated heritage assets within the 1km area of search, comprising prehistoric find spots of flint tools and axes, the remains of a Roman villa and various Roman find spots, the medieval historic settlement core of Brislington, a number of cottages and houses and sites of former cottages and houses, and others including a school, fishpond, the location of quarries, and a tree-lined avenue.

5.10 There are three heritage assets dating to the prehistoric period and they are of negligible heritage significance;

- NDHA1 - A find spot discovered in *"the large ploughed field over-looking the almost vertical edge of the gorge north-east of Brislington House"* in

c1930. The finds were dated to the Lower Palaeolithic and included hand axes and retouched flakes.

- NDHA2 - Early 20th century find spot of a Neolithic greenstone polished axe. The exact location of the find spot is unclear.
- NDHA3 - A find spot of flints found in the garden of New House, Martingale Road in c1930. Details of the find are not recorded.

5.11 There are four heritage assets dated to the Roman period and as find pots and a formerly excavated site, they are of negligible heritage significance.

- NDHA4 - Brislington Roman Villa, this was a late 3rd century winged corridor type villa with ten rooms and was discovered in 1899 during road construction works. Finds from the site included iron and glass slag suggesting small-scale manufacturing in the area. Coins, pottery, glassware and bronze objects were also recovered. It is recorded that pottery fragments, possibly Romano-British had previously been found at this site.
- NDHA5 - Find spot of a Roman oval cornelian intaglio, discovered in c1899 in the vicinity of the site of Brislington Roman Villa.
- NDHA6 - A hoard of 23 Roman coins dating to the 3rd and 4th century and found in a metallic urn. Six pieces of Romano British pottery were also recovered. The find was made in the early 19th century within the Brislington House estate.
- NDHA7 - Findspot of a coin hoard of c1476, 1st to 4th century AD denarii in a metal vessel found in 1937 in the front garden of 24 Rochester Road, St Anne's, Brislington.

5.12 There is one recorded heritage asset of the medieval period and also one of uncertain date, possibly dating to the medieval to post-medieval period. Both are of low (local) heritage significance;

- NDHA8 - The medieval village of Brislington, this was focussed around the intersection of Bath Road and School Road where there is also a crossing over Brislington Brook. Place-name evidence suggests a Saxon origin however the remains of Roman occupation can be found within the bounds of the medieval village. The approximate extent of the medieval settlement can be seen on the 1840 tithe map of Brislington parish. It is of low heritage significance. Its setting is comprised of the medieval church and graveyard, and the medieval road layout which remains legible. The significance of the heritage asset has been somewhat eroded by modern development within and around the settlement.
- NDHA9 - Possible NNE-SSW aligned ridge and furrow remains in an area of former allotments at the western side of the Brislington Meadows site. The area may have been part of an open field bounded by Brislington Common to the north. The remains are aligned with School Road and overlain by remains and cuttings associated with the later allotments.

5.13 There are 51 heritage assets dating to the post medieval period, of which 20 are of low (local) heritage significance;

- NDHA 10 - The Chestnuts estate, Brislington, in 1660 Rowland Lacy, the lord of the manor, granted the estate to Abraham Saunders and the Grade II Listed house (LB12) is believed to date from this date.
- NDHA11 - Fir Tree Cottage at Rock, a probable late 18th or early 19th century rubble stone-built, two-storied cottage possibly associated with a nearby former quarry.
- NDHA12 - Ferndale Cottage at Rock, a probable late 18th or early 19th century rubble stone-built, two-storied cottage extended in the 19th century. Possible associated with a nearby former quarry
- NDHA13 - Rock Cottages, A terraced row of four cottages at Rock; they were constructed between 1840 and 1886 perhaps to house quarry workers. The buildings remain extant though modernised.
- NDHA14 - Oakenhill Cottages, a group of three cottages, likely stone-built, in the area of Oakenhill Farm. Possibly of late 18th century origin and visible on the tithe map of 1840.
- NDHA15 - A fishpond in St Anne's Wood, the fishpond is fed by Brislington Brook and was located towards the southern end of St Anne's Wood. It is unclear if this pond has medieval origins and was in existence by the time of the Brislington tithe survey in 1846. It was controlled by a sluice at its northern end which was observed as part of a watching brief in 2004.
- NDHA16 - Brislington National School, built c1859 of pennant stone in a vernacular neo Gothic style.
- NDHA17 - A three-storied colliery engine house known as the Old Fire Engine House. Built c1790.
- NDHA18 - A small stone-built bridge over Brislington Brook in St Anne's Wood, predates the 1846 tithe survey.
- NDHA19 - Oak and Elm Cottages, pair of cottages visible on tithe map of 1846.
- NDHA20 - No. 3 St Anne's Terrace, a house originating as a row of farm buildings and visible on tithe survey of 1846.
- NDHA21 - An arbour or root house formerly located in the ground of Wick House.
- NDHA22 - Heath Farm, a post-medieval farmstead visible on 1846 tithe map. Includes farmhouse and associated barns and stabling.
- NDHA23 - Bank Stores and Rose Cottage, a row of post medieval cottages first visible on Ordnance Survey map of 1891.
- NDHA24 - Woodcroft House, a three and half storied house with mansard roof in a Georgian style, built c1826 possibly associated with Broomwell House.
- NDHA25 - Wick Cottage, built in the early to mid-19th century as an outbuilding to Wick House.
- NDHA26 - Yew Tree Cottage, two-storied paired cottages, one with a date of 1750 (not original). Both include unhorned sashes and a central blocked window at first floor level.
- NDHA27 - No.3 Hollywood Road, a pair of cottages adjoined to the Kings Arms and likely dating to the 18th century.
- NDHA28 - A mid-18th century beam engine-house, now converted to a house. Historically associated with a nearby colliery.

5.14 There are 33 heritage assets of the post-medieval period which are either no longer extant or their state of survival is not known. They are of negligible heritage significance.

- NDHA29 - Emery's Farm, a farmstead visible on historic mapping from 1840. It included a farmhouse and several buildings, likely barns and stables, surrounding a yard; later maps also show a small pond. The site included a path leading north through the proposed development site. The main farm area was lost in the 1960s with the construction of the Brislington Trading Estate.
- NDHA30 - Parish Lock Up, Brislington, this was situated on Church Hill and was recorded by the Brislington Tithe Survey of 1846. A pencil and sepia drawing showed it as a stone octagonal building with hipped roof.
- NDHA31 - The site of Winash House, the estate was purchased by John Braikenridge in 1740 and is visible on the map of 1840 and subsequent Ordnance Survey mapping until c1965 which the site and buildings were cleared in advance on the expansion of the Brislington Trading Estate.
- NDHA32 - Avenue at Latimer Close, a former tree-lined avenue located to the north of Rock, running along Birchwood Road to the west of the proposed development site and turning north-west towards Brislington Brook and Broomhill House. The line of the avenue can be discerned on modern mapping.
- NDHA33 - Quarry at Rock, a quarry with associated structures is depicted as a bowl-shaped escarpment at Rock on an Ordnance Survey plan of 1889.
- NDHA34 - Quarry at Rock, a Pennant sandstone quarry at Rock, Brislington is depicted on the Ordnance Survey plan of 1889. It is not shown on subsequent mapping.
- NDHA35 - Doncaster Farm, the site of the former Doncaster Farm which is visible on the Tithe map of 1840 and comprised a small group of buildings adjacent to orchards in the midst of enclosed fields. The site is close to the former Winash House and is now occupied by the Brislington Trading Estate.
- NDHA36 - Site of the Shrubberies, a building possibly dated to the 16th century (unconfirmed).
- NDHA37 - Site of the former Hemplow House, built in c1680 by Sir John Hawkins.
- NDHA38 - Site of the former Society of Friends' burial ground, founded c1691 on the south side of Bath Road.
- NDHA39 - Site of an inclined plane constructed c1800 to carry building materials and supplies to Brislington House. It was powered by a horse engine.
- NDHA40 - St Anne's Park Station, a train station opened in 1898 and closed in 1970.
- NDHA41 - Site of The Elms, Brislington, constructed c1843.
- NDHA42 - Site of Brislington Hall, built by James Ireland and visible on map of 1840.
- NDHA43 - Site of Brislington Hill House, built in the late 17th century.

- NDHA44 - Site of Broomwell House, built c1760 for Robert Bailey.
- NDHA45 - Site of the former Eagle House, built in the late 17th century and demolished as part of road widening works in c1940.
- NDHA46 - Site of the Rookery, a 17th century property which was demolished in the mid-20th century.
- NDHA47 - Site of a cottage and garden to the west of Birchwood Road
- NDHA48 - Site of Brooklea House located east of Wick Road and visible on 1840 Tithe and early Ordnance Survey maps.
- NDHA49 - Site of a pumping house located on the south side of the Great Western Railway, close to the SE entrance to St Anne's Tunnel.
- NDHA50 - Site of 'The Tump', a mine shaft and head works on the south side of Bath Road.
- NDHA51 - Wick House Lodge, built in the 18th century as a lodge to Wick House.
- NDHA52 - A former pond to the SE of Heath Farm and visible on tithe map of 1846.
- NDHA53 - Site of the former Cherry Orchard Farm, located to the south of Stockwood Road and demolished in the mid-20th century.
- NDHA54 - Site of the former Lanesborough Cottage, visible on the tithe map of 1846 and demolished in the mid-20th century.
- NDHA55 - A former bowling green to the rear of the White Hart Hotel; not labelled on Ordnance Survey maps and date uncertain.
- NDHA56 - The site of a former Smithy, a two-storied building located at Grove Hill close to Brislington Brook.
- NDHA57 - The site of the former Linton Farm located next to the White Hart visible on the tithe map of 1846 and early Ordnance Survey mapping.
- NDHA58 - Site of the former late 19th century Wesleyan Methodist Chapel located at the corner of Brislington Square on the site of former cottages.
- NDHA59 - Site of the former Brislington Hill House Lodge, built in the mid-18th century and demolished in 1966.
- NDHA60 - Site of the former Blagdon Lodge (or Ivy Lodge), a lodge to Grove House, built late 18th or early 19th century.
- NDHA61 - Site of Conham Ferry, a tidal ferry allowing passage across the River Avon.

5.15 There are four modern heritage assets of low (local) heritage significance;

- NDHA62 - St Cuthbert's Church, built c1922-23 to a design by P. Hartland Thomas.
- NDHA63 - War memorial comprising a Celtic cross, located on the north side of Bath Road.
- NDHA64 - Brislington Cemetery, established following the First World War on the north-eastern periphery of Brislington. Includes WWII Commonwealth war graves.
- NDHA65 - Hanham Colliery, worked between 1906-26 and located on the site of an earlier brass works. Much of the site has been cleared or buried by spoil heaps.

5.16 There are four modern heritage assets of negligible heritage significance:



- NDHA66 - Site of a former pumping station dated to c1930.
- NDHA67 - Site of the former St Cuthbert's Mission Church, built c1904.
- NDHA68 - Site of the former Ritz Cinema, built in 1938 to a design by W. H. Watkins.
- NDHA69 - Site of the former village pound for housing stray animals. Date unclear.

### **Archaeological Potential**

- 5.17 As reflected in the baseline data, the proposed development site has a low potential for archaeological remains dating to the prehistoric period and any such remains are likely to comprise find spots of low (local) heritage significance. There is a low potential for archaeological remains of the Roman period and any such remains are likely to be of low (local) heritage significance. These remains may provide further information about the outlying agricultural landscape features associated with the Roman Villa identified in Brislington.
- 5.18 There is a low potential for archaeological remains of the early medieval and medieval periods and any such features are likely to be of low (local) heritage significance. The site walkover survey has shown that possible ridge and furrow remains may survive within the development site. There is also a moderate potential for archaeological remains of the post medieval period and any such remains are also likely to be of low (local) heritage significance and associated with agricultural activity within and around the site. The eastern extent of the site may include buried remains associated with the former post-medieval Emery's Farm (NDHA29).
- 5.19 There is a moderate potential for remains of the modern period and any such remains are likely to be of low (local) heritage significance and related to agricultural use including allotments.
- 5.20 The proposed development site has been utilised as agricultural ground since at least the early post-medieval period, and was enclosed in the 18th century. Hedgerows were created across the site but no other significant development is evident. It is likely therefore that any archaeological remains within the proposed development site would be in a moderate to good state of preservation.



## 6.0 Discussion and Conclusions

### Summary of baseline conditions

#### Designated Heritage Assets

- 6.1 Within a 1km study area of the proposed development site there are 36 designated heritage assets comprising two Conservation Areas, one Registered Park and Garden, and 33 Listed Buildings, including five which are Grade II\* Listed. Within the 1km study area there 69 non-designated heritage assets, principally comprising prehistoric find spots, the site of a Roman villa and find spots dated to the Roman period and a large number of post-medieval built heritage assets.
- 6.2 The designated heritage assets of greatest significance comprise the Registered Park and Garden of Brislington House (RPG1) and the Grade II\* Listed buildings which include the medieval Church of St Luke (LB1) and associated post medieval vicarage (LB2), and three post-medieval tunnel portals designed by Isambard Kingdom Brunel and are associated with the Great Western Railway (LB3-5).
- 6.3 The Conservation Areas include the Avon Valley Conservation Area (CA1) and Brislington Conservation Area (CA2); both are of high heritage significance. The proposed development site is assessed as contributing to the heritage significance of the Avon Valley and Brislington Meadows Conservation Areas.
- 6.4 There are 28 Grade II Listed buildings within the study area, generally dating to the post medieval period, but including a medieval preaching cross in the churchyard of the Church of St Luke. The majority of these assets comprise post medieval houses, cottages and farmsteads.
- 6.5 There are no designated heritage assets recorded within the proposed development site itself.

#### Non-designated Heritage Assets

- 6.6 There are three non-designated heritage assets dating to the prehistoric period comprising find spots of Lower Palaeolithic, Neolithic flints, and stone axes which are of negligible heritage significance. There are four heritage assets dated to the Roman period which include the site of a Roman Villa, a ring, and two coin hoards. These are of negligible heritage significance.
- 6.7 The 3rd Century Roman Villa (NDHA4) was uncovered during road construction in Brislington in 1899, c850m to the south-west of the proposed development site. A 1995 watching brief in the area did not reveal any archaeological features and a 2005 evaluation revealed a possible boundary ditch and a pit which contained 3rd Century pottery fragments.
- 6.8 No finds or archaeological remains of the early medieval and Saxon period have been recorded within the study area however it is likely that a settlement at Brislington was in existence at this time. The Church of St Luke (LB1) and a stone cross in the church yard (LB6) are both dated to the medieval period, and a former medieval chapel which was the centre of pilgrimage was located to the north of Brislington in the area of St Anne's Park, outside of the study area.

- 6.9 The majority of non-designated heritage assets in the study area are dated to the post medieval period and principally consist of extant and former built heritage assets associated with the settlement core of Brislington and the outlying settlement at Rock, as well as outlying farmsteads and the Brislington House Estate. These are of low to negligible heritage significance. There are also a small number of modern heritage assets which also consist of extant and former built heritage and the site of a former colliery.
- 6.10 There are two non-designated heritage assets within the proposed development site; these include the possible remains of medieval ridge and furrow of low heritage significance (NDHA9), and part of the site of Emery's Farm (negligible heritage significance) (NDHA29). These are assessed as having low and negligible historic and evidential significance relating to the medieval and post-medieval history and development of the Brislington settlement and wider landscape.
- 6.11 The site also includes six hedgerows which can be demonstrated to have been in place since at least the 1840s and represent a surviving portion of Brislington's late 18th century enclosed fieldscape. The hedgerows are assessed as 'important' in accordance with the criteria of the Hedgerow Regulations Act of 1997.

## **Assessment of Effects**

### Designated Heritage Assets

#### *Avon Valley Conservation Area (CA1)*

- 6.12 This conservation area covers a large area to the north and east of the proposed development site. A projecting arm of the conservation area lies in close proximity to the north-eastern site boundary with tree and building-screened views between the two areas, however for the most part the site and conservation area are separated from each other by natural topography and modern residential development and the modern trading estate. The proposed development site in its current form is assessed as providing a minor positive contribution to the heritage significance of the conservation area as representing the remains of former open field and enclosed landscape which formerly bordered Brislington Common. The Avon Valley Conservation Area holds high heritage significance, and development within the proposed development site is likely to represent a minor adverse change to the wider setting of this asset by removing former agricultural land which provides understanding of this asset and its former rural setting. The magnitude of change to this asset in terms of the way it is experienced and understood, would therefore at most be minor. The significance of effect is assessed as, at most, minor adverse.

*Brislington Conservation Area (CA2)*

- 6.13 The proposed development is located at a distance of c300m from the conservation area and derives its character and heritage significance from the range of historic buildings within the area and the legible historic road layout. The proposed development site is assessed as providing a minor positive contribution to the heritage significance of the conservation area as representing a surviving example of medieval and post-medieval agricultural landscape. The Conservation Area has a high heritage significance, and development within the proposed development site is likely to represent a minor adverse change to the setting of this asset by removing agricultural landscape and field systems which provide understanding of this asset and its former rural setting. The magnitude of change to this asset in terms of the way it is experienced and understood, would therefore at most be minor. The significance of effect is assessed as, at most, minor adverse.

*Church of St Luke (LB1) and Church Hill House (LB2)*

- 6.14 The proposed development site has some intervisibility with the Grade II\* Church of St Luke (LB1). The view from the site primarily consists of long distance glimpses of the church tower. The proposed development site is not assessed as contributing to the heritage significance of this heritage asset or heritage assets which are located within the church yard. The proposed development is also not considered to contribute to the heritage significance of the Grade II\* Listed Church Hill House (LB2). The magnitude of change to these assets in terms of the way they are experienced and understood, would be none. The significance of effect is assessed therefore as none.

*Historic Hedgerows*

- 6.15 Development within the proposed development site has the potential to impact upon historic hedgerows assessed as important under the Hedgerow Regulations Act. Development within the site may result in partial or total removal of historic hedgerows. The hedgerows are of low heritage significance; the magnitude of effect would be moderate to high and the impact would be minor adverse.
- 6.16 The Landscape parameter plan submitted for approval provides details of where trees and hedgerows will be retained.

*Non-designated heritage assets*

- 6.17 Development within the proposed development site has the potential to impact upon possible ridge and furrow remains (NDHA9) and remains associated with the former Emery's Farm (NDHA 29) which are assessed as having low and negligible heritage significance. The magnitude of effect may be moderate to high and the significance of effect would be minor adverse.

### *Archaeology*

- 6.18 Development within the proposed development site has the potential to impact on as yet unknown buried archaeological remains within the site boundary; any such remains are likely to be of low heritage significance. The magnitude of effect of development may be moderate to high and the significance of effect would be minor adverse

### **Mitigation or Recommendation**

- 6.19 Due to the archaeological potential reflected in the historic environment baseline it is recommended that further evaluation work be carried out at the pre-determination stage in order to assess the below ground conditions within the proposed development site. This work might comprise geophysical survey or trial trench evaluation. The scope of any such work should be confirmed in consultation with the Bristol City Council Principal Historic Environment Officer.
- 6.20 The Bristol City Council's Principal Historic Environment Officer has been consulted as part of this assessment and has confirmed that this report should include a recommendation for further archaeological evaluation. Any archaeological works are likely to be secured by an appropriately worded condition attached to any planning consent.

### **Archive**

- 6.21 This report will be archived with the Bristol City Council Historic Environment Record and OASIS within 6 months of completion, unless otherwise instructed by the client.

## References

### Data Sources

Archaeological Data Services: <http://archaeologydataservice.ac.uk/archsearch>

Historic Ordnance Survey Maps: <http://www.old-maps.co.uk>

National Heritage List: <http://list.english-heritage.org.uk> and  
<http://magic.defra.gov.uk/>

National Monuments Record: <http://www.heritagegateway.org.uk/gateway/>

Bristol Historic Environment Record

Bristol City Council's 'Know Your Place' <https://maps.bristol.gov.uk/kyp/?edition=>

### Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

National Planning Policy Framework, 2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

### Best Practice and Guidance

Chartered Institute for Archaeologists 2019, Code of Conduct

Chartered Institute for Archaeologists 2017, Standard and Guidance for Historic Environment Desk-Based Assessment

Historic England 2008, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment

Historic England 2015, Historic Environment Advice Note 2, Making Changes to Heritage Assets

Historic England 2017, Historic Environment Advice Note 3, The Setting of Heritage

### Other sources

Bateman, E, 1995, *Avon Extensive Urban Survey, Archaeological Assessment Report, Keynsham*, Bath and North-East Somerset Council

South West Archaeological Research Framework:  
<https://www.somersetheritage.org.uk/swarf/publications.html>

Prosser, L, 1995, *The Keynsham Hundred, A Study of the Evolution of a North Somerset Estate, 350-1550*, University of Bristol, Unpublished

## **APPENDIX A: Gazetteer of known heritage assets**

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
CA1				The Avon Valley Conservation Area - This was selected for its secluded riverside charm enhanced by an 18th century settlement pattern'. The area includes industrial archaeological remains of coal and lead mining of the 18th and 19th centuries, a length of the Great Western Railway with bridges designed by Brunel, cottages and other associated remains of the historic mining community and the Brislington House Estate.		Conservation Area		High
CA2				Brislington Conservation Area - This comprises the historic core of Brislington Village and includes a number of designated heritage assets such as the Church of St Luke and associated vicarage as well as a number of historic cottages.		Conservation Area		High
RPG1	1001529		1408	The park and garden to Brislington House (known as Long Fox Manor). The site was established on c200 acres of the former Brislington Common, as a privately operated lunatic asylum in c1804. In addition to the main building the site included a Swiss Cottage and other smaller buildings, as well as pleasure grounds and walks through the surrounding estate and woodland. The site continued operations into the 1950s after which it was sold and the estate broken up. The asylum building was converted into flats in 2001.	II*	Registered Park and Garden	Post-medieval	Very high



TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB1	1205151		9616	Church of St Luke - 15th century church, possibly with earlier origins, and with early 19th century remodelling. Interior includes original and later features as well as monuments to notable persons. Set within a small churchyard enclosed with stone boundary walls and which includes a number of Listed tombs.	II*	Church	Medieval	Very high
LB2	1282352		379153	Church Hill House - A former Vicarage dated to 1730 and constructed in a Georgian Palladian style with mansard valley roof and constructed of brick with freestone dressings.	II*	Vicarage	Post-medieval	Very high
LB3	1201949		378819	St Anne's Tunnel East Portal (MLN111641) - one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel. St Anne's tunnel and its portals are one of twelve constructed to Brunel's designs. The Tudor Gothic design of the portal reflects the scenic character of this stretch along the Avon Valley.	II*	Tunnel portal	Post-medieval	Very high
LB4	1201950		378820	St Anne's Tunnel West Portal (MLN111648) - one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel. St Anne's tunnel and its portals are one of twelve constructed to Brunel's designs. The Tudor Gothic design of the portal reflects the scenic character of this stretch along the Avon Valley.	II*	Tunnel portal	Post-medieval	Very high

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB5	1409150		373651	Fox's Wood Tunnel West Portal (MLN111622) - one of the railway tunnel portals serving the Great Western Railway built c1840 to under the engineer Isambard Kingdom Brunel.	II*	Tunnel portal	Post-medieval	Very high
LB6	1205159		379148	Preaching cross-shaft approximately 5m south of the south aisle of Church of St Luke. This is dated to the 13th century.	II	Cross	Medieval	High
LB7	1282351		379147	Boundary wall, piers and railings to the south-east and south of churchyard of St Luke - These were added in the mid to late 19th century.	II	Boundary Wall	Post-medieval	High
LB8	1202070		379149	Grigg Monument attached to north end of Vestry of Church of Luke - The monument commemorates William Grigg (d.1809) and his family.	II	Monument	Post-medieval	High
LB9	1202071		379150	Chest-tomb and two headstones at the south-east corner of the porch of Church of St Luke - The tomb is dated to the mid-18th century and the headstones are early 18th century.	II	Memorial	Post-medieval	High
LB10	1205162		379151	Chest-tomb and two headstones 3 meters south of Chancel of Church of St Luke.	II	Memorial	Post-medieval	High
LB11	1205168		379152	Group of 5 railed enclosures to the east of the Church of St Luke - These memorials are dated to the mid to late 19th century.	II	Memorial	Post-medieval	High

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB12	1204182		378971	The Chestnuts - A house dated to 1667/8 and refronted in the 19th century. Constructed of Pennant rubble with gable end brick stacks.	II	House	Post-medieval	High
LB13	1204247		20483	Keepers Cottage - A pair of cottages dated to 1690. The buildings have been opened into a single property and are associated with the writer and reformer Hannah More.	II	Cottage	Post-medieval	High
LB14	1202716		3136	Eastwood Farmhouse - A late 16th or early 18th century house constructed of Pennant rubble with limestone dressings. Described as a rare survival of a relatively unaltered late 17th century farmhouse.	II	Farmhouse	Post-medieval	High
LB15	1282400		20149	Oakenhill Farmhouse - A 17th century farmhouse constructed of brick with gabled stacks and pantiled roof. Interior includes a winder stair.	II	House	Post-medieval	High
LB16	1208897		20526	Heath Court - A late 17th or early 18th century house, now restaurant. Stucco rendered with limestone mouldings and built in a 'Picturesque Tudor Gothic' style.	II	House	Post-medieval	High
LB17	1282401		20499	White Hart Hotel - a former coaching inn of c1738. It is located adjacent to the main throughfare to Bristol. Built of brick in Georgian style with Venetian windows on the frontage.	II	Public House	Post-medieval	High
LB18	1282265		20559	Kings Arms Public House - Built c1730 and altered in the 18th and 20th century.	II	Public House	Post-medieval	High

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB19	1202075		20562	The Woodlands - a mid-18th to early 19th century brick and stucco house with attached coach house. The rear block was formerly the George Inn.	II	House	Post-medieval	High
LB20	1208490		185920	Georgian Cottage and Rose Cottage - A pair of attached cottages dated to the late 18th century.	II	Cottage	Post-medieval	High
LB21	1202012		20575	Hill Cottage - An 18th century cottage constructed of rendered rubble with brick end gables.	II	Cottage	Post-medieval	High
LB22	1202702		20506	Wick House - Built in c1790, this house is now a nursing home. It was originally laid out with c60 acres of pleasure gardens and stables.	II	House	Post-medieval	High
LB23	1392075		368441	Summerhouse in garden of No. 209 - Dated to the late 18th or early 19th century perhaps to the designs of Daniel Hague. It is associated with the pleasure grounds surrounding Wick House.	II	Summerhouse	Post-medieval	High
LB24	1207492		20567	Grove Hall - An 18th century house in the late Georgian style. Rendered with limestone dressings.	II	House	Post-medieval	High
LB25	1280844		257859	The Old Vicarage - A late 18th century house constructed of rendered pennant rubble and with a slate mansard roof.	II	Vicarage	Post-medieval	High

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB26	1202253		179718	Walls, gates and railings to Grove Hall - Early 19th century walls piers and railings associated with Grove Hall.	II	Boundary Wall	Post-medieval	High
LB27	1282104		259112	Rose Villa - An early 19th century house constructed of rendered pennant rubble with brick dressings.	II	House	Post-medieval	High
LB28	1201979		179445	Lynwood - An early 19th century house of pennant rubble and limestone ashlar, built in a Gothick style with Tudor-arched windows and other Gothick detailing.	II	House	Post-medieval	High
LB29	1219095		20493	Gotley Lodge - A house constructed in c1820 for John Coryton Gotley, a local merchant. Constructed of rendered pennant rubble with brick and limestone dressings.	II	House	Post-medieval	High
LB30	1203910		181371	Brislington House and Chapel - Constructed in 1804 by Edward Fox to serve as an insane asylum within the newly created estate. The building was re-fronted and a chapel added in 1851. The building is in the Palladian style and consists of interlinked blocks.	II	Asylum and Chapel	Post-medieval	High
LB31	1389633		366016	Ornamental Garden Alcove at Long Fox Manor - built c1820 within the pleasure grounds of Brislington Estate.	II	Garden Alcove	Post-medieval	High

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
LB32	1281465		258477	Lodge Cottage to Brislington House - Built in 1804 as part of the newly created Brislington Estate at its south-western entrance to Bath Road.	II	Lodge House	Post-medieval	High
LB33	1202315		21831	Swiss Cottage - A house of c1830 built within the Brislington House estate as accommodation for Lord Carysfoot and to a design in PF Robinson's 'Designs for Ornamental Villas'.	II	Swiss Cottage	Post-medieval	High
NDHA1			201308	A find spot of flints discovered in "the large ploughed field over-looking the almost vertical edge of the gorge north-east of Brislington House" in c1930. The finds were dated to the lower Palaeolithic and included hand axes and retouched flakes.		Find spot	Lower Palaeolithic	Negligible
NDHA2			1421	Early 20th century find spot of a Neolithic greenstone polished axe. The exact location of the find spot is unclear.		Find spot	Neolithic	Negligible
NDHA3			1389	A find spot of flints found in the garden of New House, Martingale Road in c1930. Details of the find are not recorded.		Find spot	Prehistoric	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA4			1390	Brislington Roman Villa, this was a late 3rd century winged corridor type villa with ten rooms and was discovered in 1899 during road construction works. Finds from the site included iron and glass slag suggesting small-scale manufacturing in the area. Coins, pottery, glassware and bronze objects were also recovered. It is recorded that pottery fragments, possibly Romano-British had previously been found at this site.		Villa	Roman	Negligible
NDHA5			201404	Find spot of a Roman oval cornelian intaglio, discovered in c1899 in the vicinity of the site of Brislington Roman Villa.		Find spot	Roman	Negligible
NDHA6			201403	A hoard of 23 Roman coins dating to the 3rd and 4th century and found in a metallic urn. Six pieces of Romano British pottery were also recovered. The find was made in the early 19th century within the Brislington House estate.		Find spot	Roman	Negligible
NDHA7			1401	Find spot of a coin hoard of c1476, 1st to 4th century AD denarii in a metal vessel found in 1937 in the front garden of 24 Rochester Road, St Anne's, Brislington.		Find spot	Roman	Negligible



TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA8		2237M	10522	The medieval village of Brislington - this was focussed around the intersection of Bath Road and School Road where there is also a crossing over Brislington Brook. Place-name evidence suggests a Saxon origin however the remains of Roman occupation can be found within the grounds of the medieval village. The approximate extent of the medieval settlement can be seen on the 1840 tithe map of Brislington parish.		Settlement	Medieval	Low
NDHA9				Possible NNE-SSW aligned ridge and furrow remains in an area of former allotments at the western side of the Brislington Meadows site. The area was historically part of an open field bounded by Brislington Common to the north. The remains are aligned with School Road and overlain by remains and cuttings associated with the later allotments.		Ridge and Furrow	Medieval - Post-medieval	Low
NDHA10		2418M	20497	The Chestnuts estate, Brislington - In 1660 Rowland Lacy, the lord of the manor, granted the estate to Abraham Saunders and the Grade II Listed house is believed to date from this date.		House	Post-medieval	Low
NDHA11		3005M	22081	Fir Tree Cottage at Rock - a probable late 18th or early 19th century rubble stone-built, two-storied cottage possibly associated with a nearby former quarry.		Cottage	Post-medieval	Low

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA12		3006M	22082	Ferndale Cottage, at Rock - a probable late 18th or early 19th century rubble stone-built, two-storied cottage extended in the 19th century. Possible associated with a nearby former quarry.		Cottage	Post-medieval	Low
NDHA13		3007M	22083	Rock Cottages - A terraced row of four cottages at Rock; they were constructed between 1840 and 1886 perhaps to house quarry workers. The buildings remain extant though modernised.		Cottages	Post-medieval	Low
NDHA14		2281M	20150	Oakenhill Cottages - A group of three cottages, likely stone-built, in the area of Oakenhill Farm. Possibly of late 18th century origin and visible on the tithe map of 1840.		Cottages	Post-medieval	Low
NDHA15		3008M	22087	A fishpond in St Anne's Wood - the fishpond is fed by Brislington Brook and was located towards the southern end of St Anne's Wood; its date is unclear but it was in existence by the time of the Brislington tithe survey in 1846. It was controlled by a sluice at its northern end which was observed under watching brief in 2004.		Fishpond	Post-medieval	Low
NDHA16		2437M	20537	Brislington National School - built c1859 of pennant stone in a vernacular neo Gothic style.		National School	Post-medieval	Low
NDHA17		1898M	3497	A three-storied colliery engine house known as the Old Fire Engine House. Built c1790.		Engine House	Post-medieval	Low

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA18		3009M	22090	A small stone-built bridge over Brislington Brook in St Anne's Wood, predates the 1846 tithe survey.		Bridge	Post-medieval	Low
NDHA19		3010M	22092	Oak and Elm Cottages, pair of cottages visible on tithe map of 1846.		Cottages	Post-medieval	Low
NDHA20		3011M	22093	No. 3 St Anne's Terrace, a house originating as a row of farm buildings and visible on tithe survey of 1846.		House	Post-medieval	Low
NDHA21		2917M	21877	An arbour or root house formerly located in the ground of Wick House.		Arbour	Post-medieval	Low
NDHA22		2432M	20526	Heath Farm, a post-medieval farmstead visible on 1846 tithe map. Includes farmhouse and associated barns and stabling.		Farmstead	Post-medieval	Low
NDHA23		3021M	22095	Bank Stores and Rose Cottage, a row of post medieval cottages first visible on Ordnance Survey map of 1891.		Cottages	Post-medieval	Low
NDHA24		3013M	22096	Woodcroft House, a three and half storied house with mansard roof in a Georgian style, built c1826 possibly associated with Broomwell House.		House	Post-medieval	Low
NDHA25		3014M	22097	Wick Cottage, built in the early to mid-19th century as an outbuilding to Wick House		Cottage	Post-medieval	Low

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA26		3169M	22528	Yew Tree Cottage, two-storied paired cottages, one with a date of 1750 (not original). Both include unhorned sashes and a central blocked window at first floor level		Cottage	Post-medieval	Low
NDHA27		3170M	22529	No.3 Hollywood Road, a pair of cottages adjoined to the Kings Arms and likely dating to the 18th century.		Cottages	Post-medieval	Low
NDHA28			957379	A mid-18th century beam engine-house, now converted to a house. Historically associated with a nearby colliery.		Engine House	Post-medieval	Low
NDHA29				Emery's Farm, a farmstead visible on historic mapping from 1840. It included a farmhouse and several buildings, likely barns and stables, surrounding a yard; later maps also show a small pond. The site included a path leading north through the proposed development site. The main farm area was lost in the 1960s with the construction of the Brislington Trading Estate.		Farm	Post-medieval	Negligible
NDHA30		2440M	20544	Parish Lock Up, Brislington - This was situated on Church Hill and was recorded by the Brislington Tithe Survey of 1846. A pencil and sepia drawing shows it as a stone octagonal building with hipped roof.		Lock up	Post-medieval	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA31		2427M	20514	The site of Winash House - The estate was purchased by John Braikenridge in 1740 and is visible on the map of 1840 and subsequent Ordnance Survey mapping until c1965 which the site and buildings were cleared in advance on the expansion of the Brislington Trading Estate.		House	Post-medieval	Negligible
NDHA32		3217M		Avenue at Latimer Close - A former tree-lined avenue located to the north of Rock, running along Birchwood Road to the west of the proposed development site and turning north-west towards Brislington Brook and Broomhill House. The line of the avenue can be discerned on modern mapping.		Avenue	Post-medieval	Negligible
NDHA33		3003M	22079	Quarry at Rock - A quarry with associated structures is depicted as a bowl-shaped escarpment at Rock on an Ordnance Survey plan of 1889.		Quarry	Post-medieval	Negligible
NDHA34		3004M	22080	Quarry at Rock - A Pennant sandstone quarry at Rock, Brislington is depicted on the Ordnance Survey plan of 1889. It is not shown on subsequent mapping.		Quarry	Post-medieval	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA35		2431M	20524	Doncaster Farm - The site of the former Doncaster Farm which is visible on the Tithe map of 1840 and comprised a small group of buildings adjacent to orchards in the midst of enclosed fields. The site is close to the former Winash House and is now occupied by the Brislington Trading Estate.		Farm	Post-medieval	Negligible
NDHA36		2424M	20508	Site of the Shrubberies, a building possibly dated to the 16th century (unconfirmed).		House	Post-medieval	Negligible
NDHA37		2416M	20494	Site of the former Hemplow House, built in c1680 by Sir John Hawkins.		House	Post-medieval	Negligible
NDHA38		2207M	10187	Site of the former Society of Friends' burial ground, founded c1691 on the south side of Bath Road.		Cemetery	Post-medieval	Negligible
NDHA39		1891M	3448	Site of an inclined plane constructed c1800 to carry building materials and supplies to Brislington House. It was powered by a horse engine.		Inclined plane	Post-medieval	Negligible
NDHA40		2033M	5094	St Anne's Park Station, a train station opened in 1898 and closed in 1970.		Railway Station	Post-medieval	Negligible
NDHA41		2411M	20482	Site of The Elms, Brislington, constructed c1843.		House	Post-medieval	Negligible
NDHA42		2417M	20495	Site of Brislington Hall, built by James Ireland and visible on map of 1840.		House	Post-medieval	Negligible



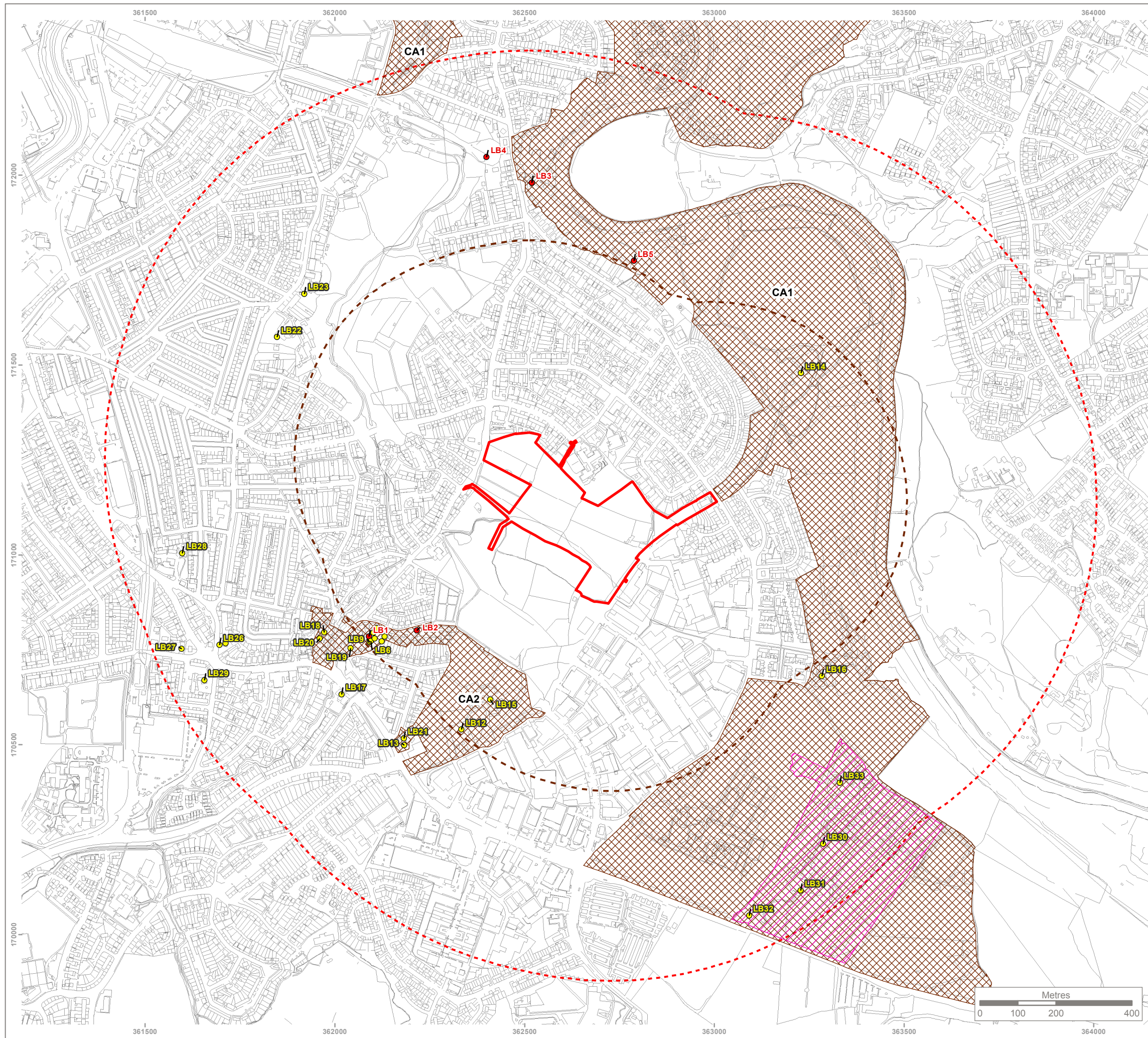
TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA43		2422M	20504	Site of Brislington Hill House, built in the late 17th century.		House	Post-medieval	Negligible
NDHA44		2426M	20512	Site of Broomwell House, built c1760 for Robert Bailey.		House	Post-medieval	Negligible
NDHA45		2428M	20516	Site of the former Eagle House, built in the late 17th century and demolished as part of road widening works in c1940.		House	Post-medieval	Negligible
NDHA46		2436M	20535	Site of the Rookery, a 17th century property which was demolished in the mid-20th century.		House	Post-medieval	Negligible
NDHA47		3240M		Site of a cottage and garden to the west of Birchwood Road.		Cottage	Post-medieval	Negligible
NDHA48		3286M		Site of Brooklea House located east of Wick Road and visible on 1840 Tithe and early Ordnance Survey maps.		House	Post-medieval	Negligible
NDHA49		2226M	10410	Site of a pumping house located on the south side of the Great Western Railway, close to the SE entrance to St Anne's Tunnel.		Pump House	Post-medieval	Negligible
NDHA50		1820M	1403	Site of 'The Tump', a mine shaft and head works on the south side of Bath Road.		Mine shaft	Post-medieval	Negligible
NDHA51		2425M	20510	Wick House Lodge, built in the 18th century as a lodge to Wick House.		Lodge House	Post-medieval	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA52		2433M	20528	A former pond to the SE of Heath Farm and visible on tithe map of 1846.		Pond	Post-medieval	Negligible
NDHA53		2434M	20530	Site of the former Cherry Orchard Farm, located to the south of Stockwood Road and demolished in the mid-20th century.		Farmstead	Post-medieval	Negligible
NDHA54		2435M	20532	Site of the former Lanesborough Cottage, visible on the tithe map of 1846 and demolished in the mid-20th century.		Cottage	Post-medieval	Negligible
NDHA55		2439M	20542	A former bowling green to the rear of the White Hart Hotel; not labelled on Ordnance Survey maps and date uncertain.		Bowling Green	Post-medieval	Negligible
NDHA56		2441M	20546	The site of a former Smithy, a two-storied building located at Grove Hill close to Brislington Brook.		Smithy	Post-medieval	Negligible
NDHA57		2442M	20548	The site of the former Linton Farm located next to the White Hart visible on the tithe map of 1846 and early Ordnance Survey mapping.		Farmstead	Post-medieval	Negligible
NDHA58		2445M	20557	Site of the former late 19th century Wesleyan Methodist Chapel located at the corner of Brislington Square on the site of former cottages.		Chapel	Post-medieval	Negligible
NDHA59		2448m	20564	Site of the former Brislington Hill House Lodge, built in the mid-18th century and demolished in 1966.		Lodge House	Post-medieval	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA60		2450M	20570	Site of the former Blagdon Lodge (or Ivy Lodge), a lodge to Grove House, built late 18th or early 19th century.		Lodge House	Post-medieval	Negligible
NDHA61		2451M	20573	Site of Conham Ferry, a tidal ferry allowing passage across the River Avon.		Ferry	Post-medieval	Negligible
NDHA62		3117M	22394	St Cuthbert's Church, built c1922-23 to a design by P. Hartland Thomas.		Church	Modern	Low
NDHA63		2803M	21550	War memorial comprising a Celtic cross, located on the north side of Bath Road.		War memorial	Modern	Low
NDHA64				Brislington Cemetery, established following the First World War on the north-eastern periphery of Brislington. Includes WWII Commonwealth war graves.		Cemetery	Modern	Low
NDHA65			201427	Hanham Colliery, worked between 1906 and 1926 and located on the site of an earlier brass works. Much of the site has been cleared or buried by spoil heaps.		Colliery	Modern	Negligible
NDHA66		2771M	8409	The site of a former pumping station dated to c1930.		Pump House	Modern	Negligible
NDHA67		3118M	22395	Site of the former St Cuthbert's Mission Church, built c1904.		Church	Modern	Negligible
NDHA68		2990M	22054	Site of the former Ritz Cinema, built in 1938 to a design by W. H. Watkins.		Cinema	Modern	Negligible

TEP ID	List Entry	HER	SMR	Name	Grade	Type	Period	Heritage Significance
NDHA69		2443M	20551	Site of the former village pound for housing stray animals. Date unclear.		Pound	Modern	Negligible





**KEY**

- Proposed development site
- 500m search area
- 1km search area

**Designated heritage assets**

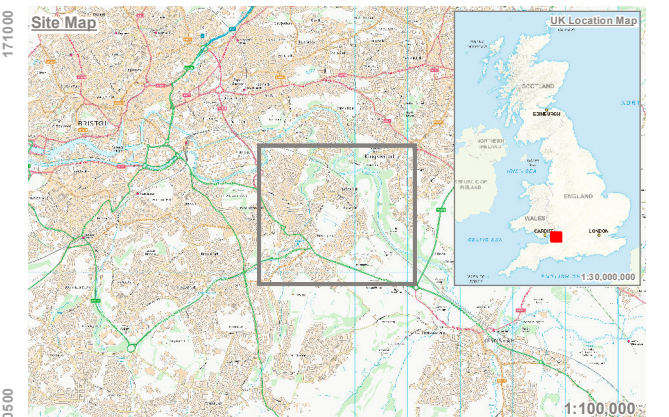
- Conservation area
- Registered Park and Garden

**Listed buildings**

- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building



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Rev	Description	Drawn	Approved	Date



**THE ENVIRONMENT PARTNERSHIP**

The Reynard Suite - First Floor Offices,  
Bowden Inn Farm, Market Harborough, LE16 7SA  
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

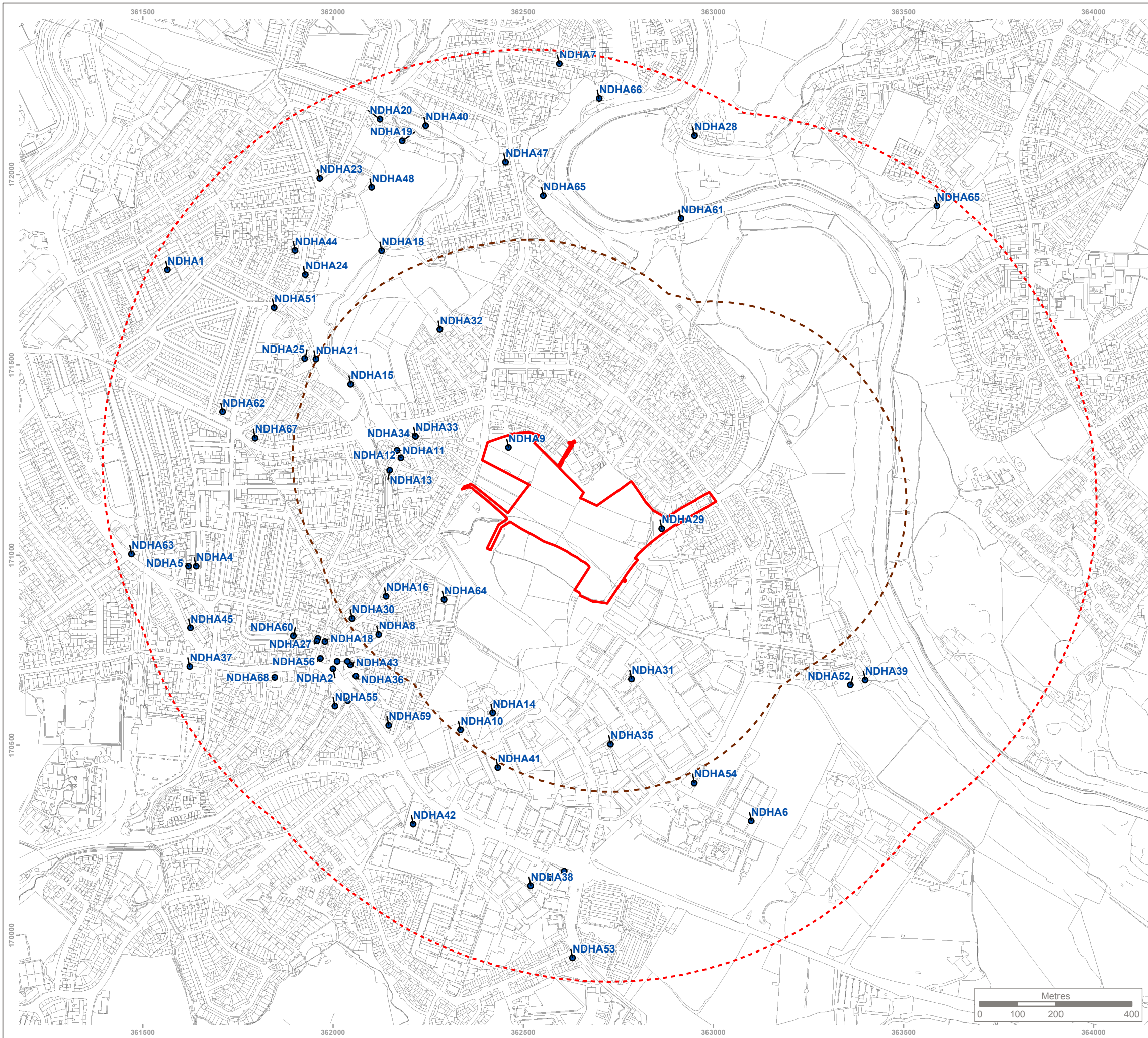
Project  
Brislington Meadows, Bristol

Title  
Site Location and Location of Known Designated Heritage Assets

Drawing Number  
G7507.22.001

Drawn	Checked	Approved	Scale	Date
AB	SA	JC	1:10,000 @ A3	11/02/2022





**KEY**

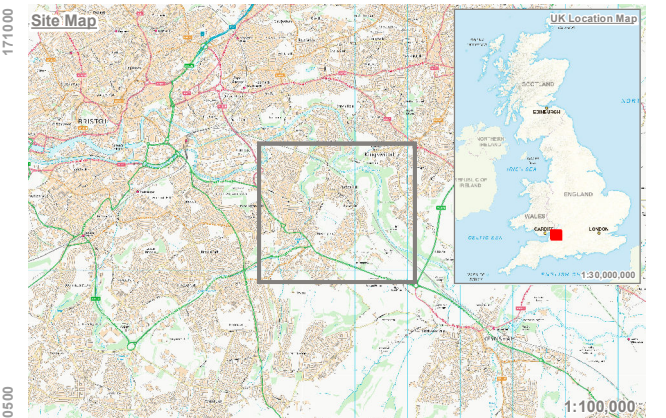
- Proposed development site
- 500m search area
- 1km search area

**Non-designated heritage assets**

- NDHA Points



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Bowden Inn Farm, Market Harborough, LE16 7SA  
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

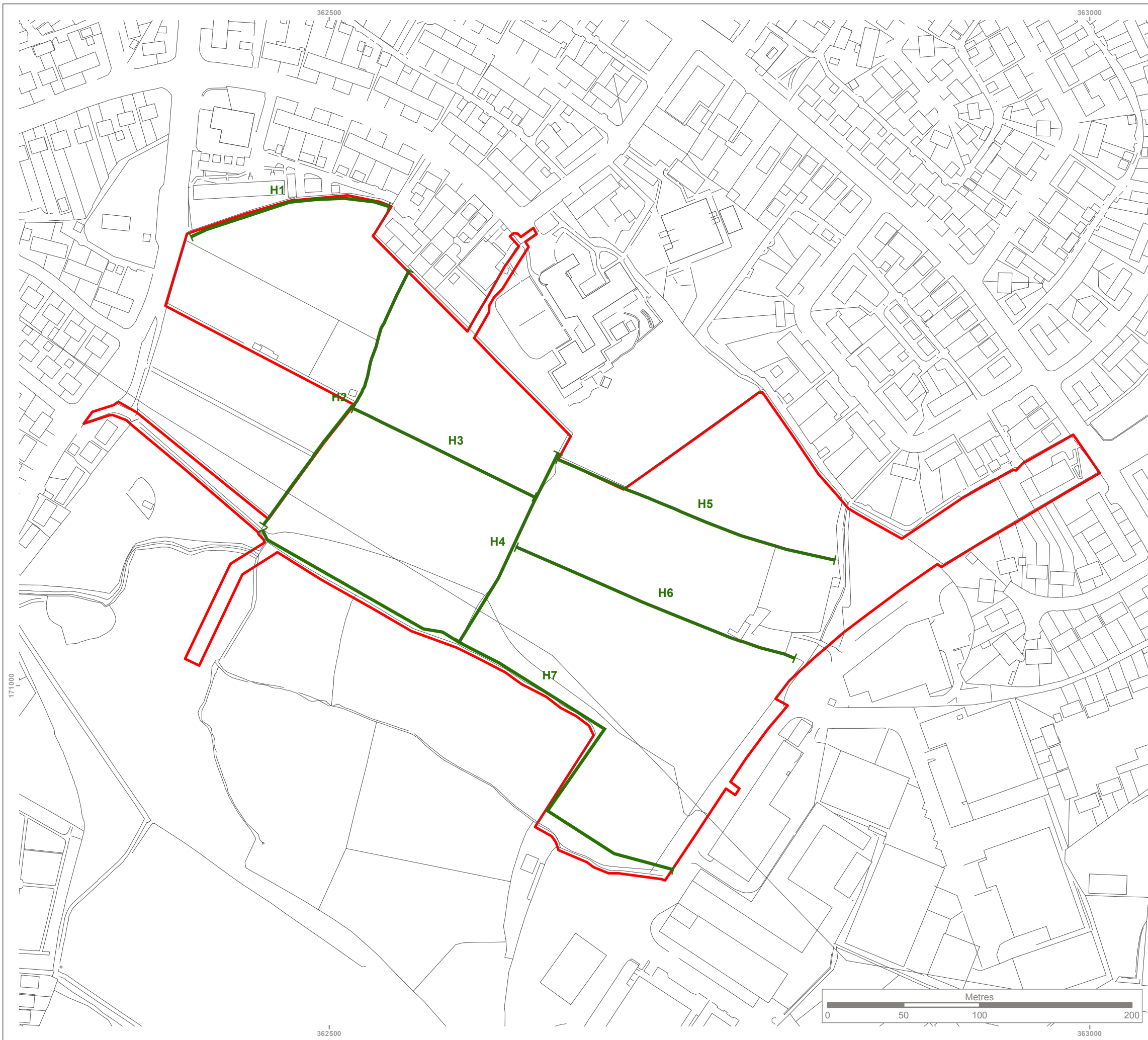
Project  
Brislington Meadows, Bristol

Title  
Site Location and Location of Known Non-Designated Heritage Assets



Drawing Number  
G7507.22.002

Drawn	Checked	Approved	Scale	Date
AB	SA	JC	1:10,000 @ A3	11/02/2022



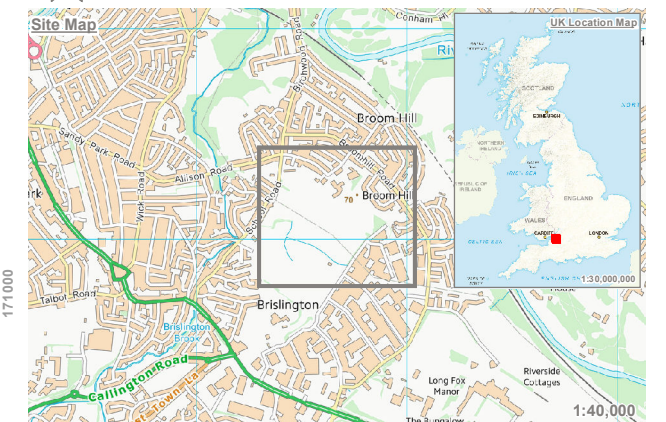


**KEY**

-  Proposed development site
-  Historic hedgerows



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2020



Rev	Description	Drawn	Approved	Date



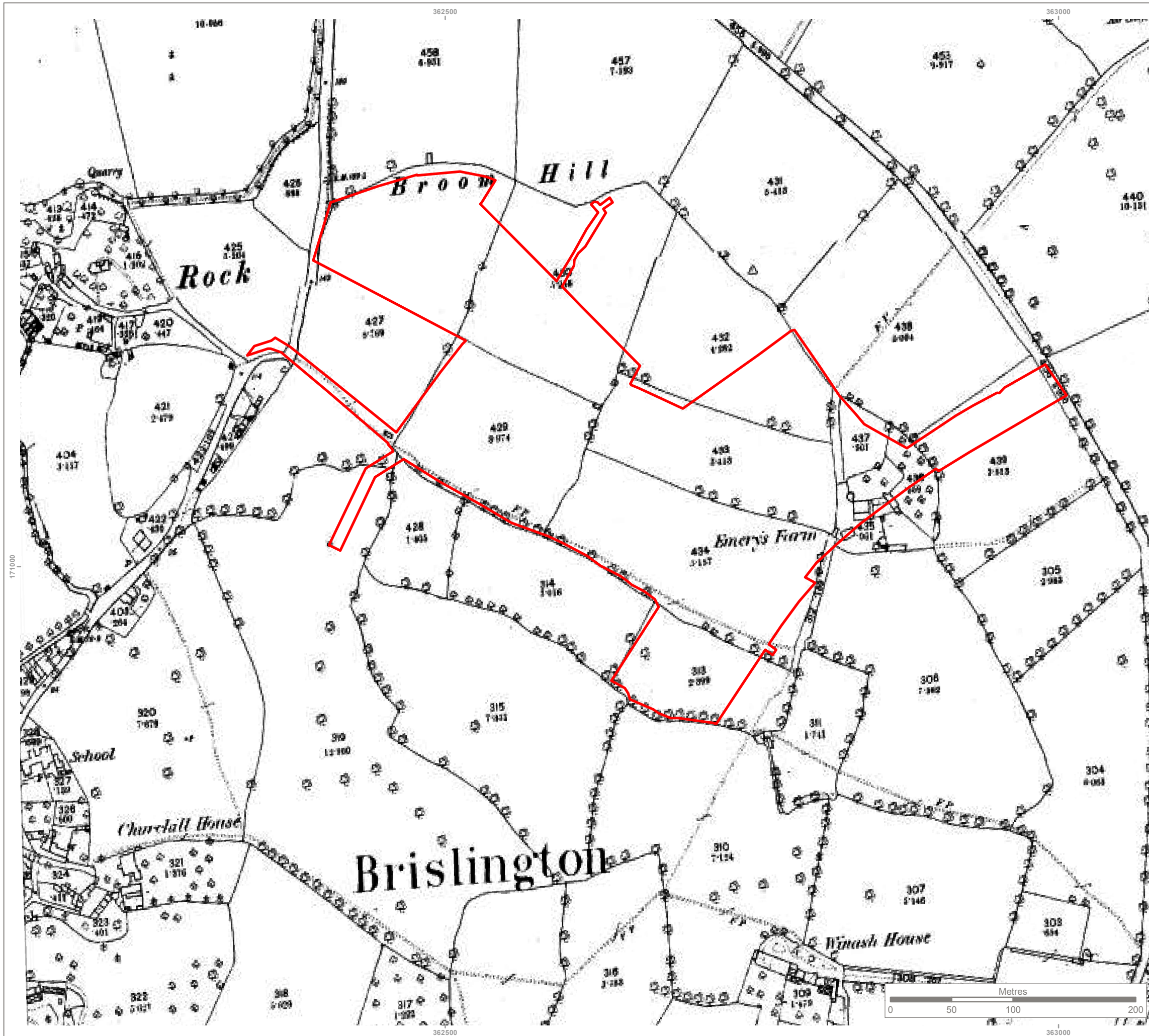
**THE ENVIRONMENT PARTNERSHIP**  
The Reynard Suite - First Floor Offices,  
Bowden Inn Farm, Market Harborough, LE16 7SA  
Tel 01858 353120 e-mail [tep@tep.uk.com](mailto:tep@tep.uk.com) www.[tep.uk.com](http://tep.uk.com)

Project  
**Brislington Meadows, Bristol**


Title  
**Location of Historic Hedgerows**

Drawing Number  
**G7507.22.003**

Drawn	Checked	Approved	Scale	Date
AB	SA	JC	1:2,500 @ A3	11/02/2022



**KEY**

 Proposed development site



Site Map

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1:40,000

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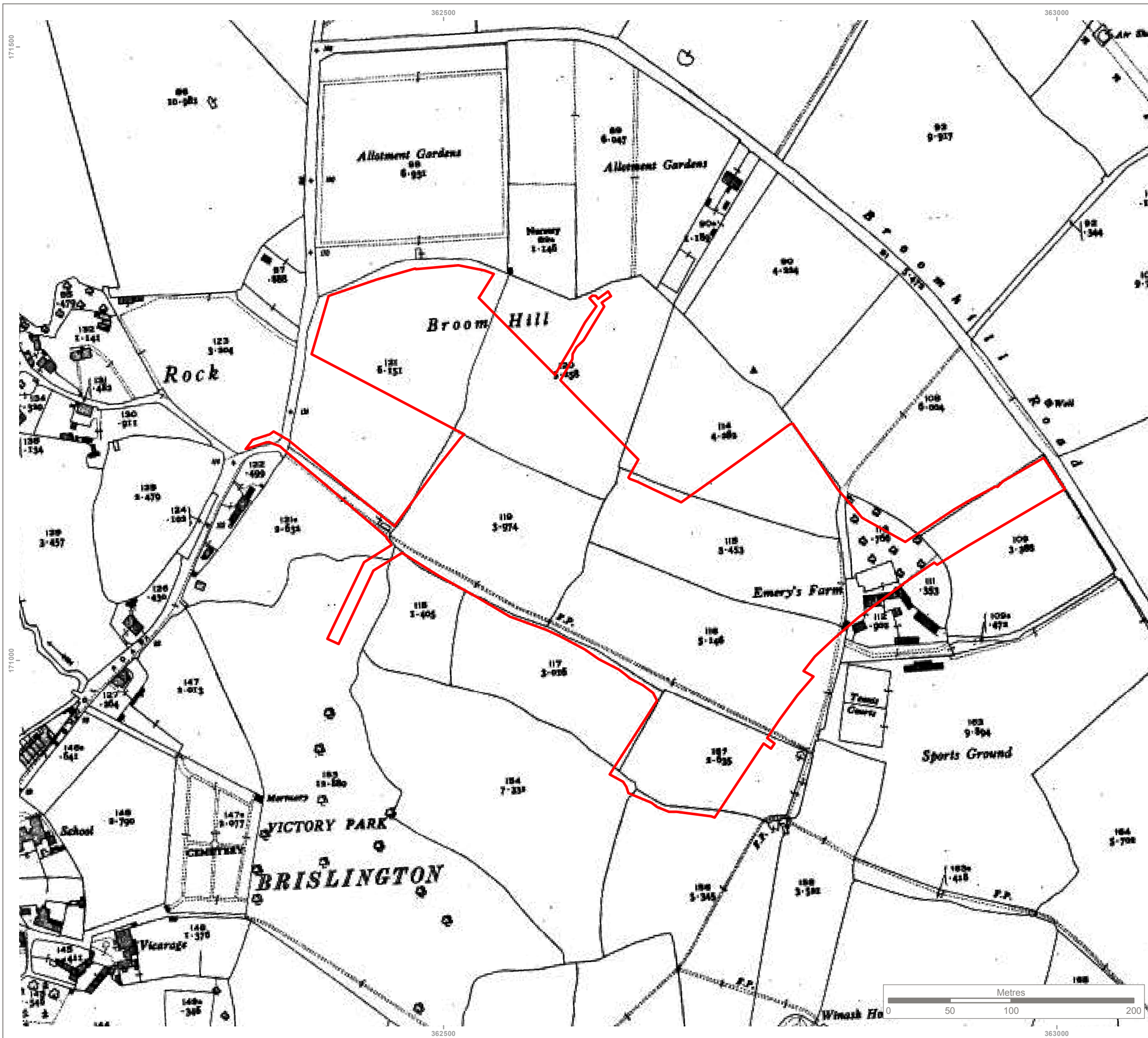
Project  
Brislington Meadows, Bristol

Title  
Ordnance Survey Map - 1884 1:2,500


Drawing Number  
G7507.22.004


Drawn	Checked	Approved	Scale	Date
SA	MK	AB	1:3,100 @ A3	13/02/2022





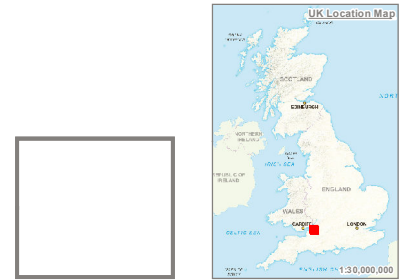
**KEY**

 Proposed development site

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**Site Map**



1:40,000

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 **THE ENVIRONMENT PARTNERSHIP**

The Reynard Suite - First Floor Offices,  
Bowden Inn Farm, Market Harborough, LE16 7SA  
Tel 01858 353120 e-mail [tep@tep.uk.com](mailto:tep@tep.uk.com) www.[tep.uk.com](http://tep.uk.com)

Project  
Brislington Meadows, Bristol

Title  
Ordnance Survey Map - 1931 1:2,500

Drawing Number  
G7507.22.005

Drawn	Checked	Approved	Scale	Date
SA	MK	AB	1:3,100 @ A3	13/02/2022



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**HEAD OFFICE**

Genesis Centre,  
Birchwood Science Park,  
Warrington  
WA3 7BH

Tel: 01925 844004  
E-mail: [tep@tep.uk.com](mailto:tep@tep.uk.com)

**MARKET  
HARBOROUGH**

The Reynard Suite,  
Bowden Business Village,  
Market Harborough,  
Leicestershire,  
LE16 7SA

Tel: 01858 383120  
E-mail: [mh@tep.uk.com](mailto:mh@tep.uk.com)

**GATESHEAD**

Office 26, Gateshead  
International Business  
Centre,  
Mulgrave Terrace,  
Gateshead  
NE8 1AN

Tel: 0191 605 3340  
E-mail: [gateshead@tep.uk.com](mailto:gateshead@tep.uk.com)

**LONDON**

8 Trinity Street,  
London,  
SE1 1DB

Tel: 020 3096 6050  
E-mail: [london@tep.uk.com](mailto:london@tep.uk.com)

**CORNWALL**

4 Park Noweth,  
Churchtown,  
Cury,  
Helston  
Cornwall  
TR12 7BW

Tel: 01326 240081  
E-mail: [cornwall@tep.uk.com](mailto:cornwall@tep.uk.com)

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