



Planning Policy Sub Committee

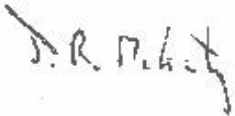
**Meeting: Thursday, 16th March 2017 at 6.00 pm in Committee Room 1,
North Warehouse, The Docks, Gloucester, GL1 2EP**

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Lugg, D. Brown and Dee
Contact:	Tony Wisdom Democratic Services Officer 01452 396158 anthony.wisdom@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	PUBLIC QUESTION TIME (15 MINUTES) To receive any questions from members of the public provided that a question does not relate to: <ul style="list-style-type: none"> • Matters which are the subject of current or pending legal proceedings, or • Matters relating to employees or former employees of the Council or comments in respect of individual Council Officers
4.	PETITIONS AND DEPUTATIONS (15 MINUTES) To receive any petitions and deputations provided that no petition or deputation is in relation to: <ul style="list-style-type: none"> • Matters relating to individual Council Officers, or • Matters relating to current or pending legal proceedings •
5.	MINUTES (Pages 5 - 8) To approve as a correct record the minutes of the meeting held on 17 th November 2016.

6.	<p>CHELTENHAM PLAN (PART 1) PREFERRED OPTIONS CONSULTATION (Pages 9 - 14)</p> <p>To consider the report of the Cabinet Member for Housing and Planning which provides Members with an update on progress with regard to the Cheltenham Plan and agree the Council's response to the most recent public consultation on the Part 1 'preferred options'.</p>
7.	<p>ENDORSEMENT OF SALA SITE ASSESSMENT REPORTS FOR THE FOLLOWING SITES: EA09, ED044, FS10, HA21, SUB09, SUB38. (Pages 15 - 158)</p> <p>To consider the report of the Cabinet Member for Housing and Planning.</p>
8.	<p>DATE OF NEXT MEETING</p> <p>Thursday, 15th June 2017 at 6.00pm.</p>



Jon McGinty
Managing Director

Date of Publication: Wednesday, 8 March 2017

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
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Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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For further details and enquiries about this meeting please contact Tony Wisdom, 01452 396158, anthony.wisdom@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

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- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.



PLANNING POLICY SUB COMMITTEE

MEETING : Thursday, 17th November 2016

PRESENT : Cllrs. Taylor (Chair), D. Brown and Dee

Officers

Anthony Wilson, Head of Planning
Philip Bylo, Interim Planning Policy Manager
Adam Gooch, Senior Planning Officer
Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Lewis and Lugg

8. DECLARATIONS OF INTEREST

Adam Gooch declared a non-pecuniary interest as a relative of his was advising residents in SA13 on property matters.

9. PUBLIC QUESTION TIME

Mr Nick Hartshorn of Brooklyn Villas asked, that after 18 years of living at land east of Waterwells, if he could be told why his property had been excluded from the City Plan and both his and his neighbours' properties, gardens and private drive were proposed to be subject to a protection order. The land had been allocated for employment purposes and he had been told that the land was unallocated in the draft City Plan.

The Head of Planning replied stating that the City Plan was a draft for consultation and the previous 2002 plan had not been fully adopted. The employment allocation on this site had never been implemented and the draft City Plan allocates land either side of the residential properties for residential use.

He stated that where residential development existed land was not generally specifically allocated.

He explained that the heritage issues raised were part of a range of issues that the Local Planning Authority was required by government to consider. It was one constraint but would not in itself preclude development if the benefits of a scheme outweighed those considerations. In this case the heritage asset involved was a medieval strip field pattern.

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17.11.16

He advised that the City Plan consultation included a 'call for sites' and the land could be put forward as part of this call.

Mr Hartshorn believed that the draft City Plan would not move matters forward as he had been told in the past that a comprehensive scheme was required.

The Head of Planning advised that land to the south was within Stroud District and the plan could not put forward sites outside the City boundaries. The City Council was in discussion with Stroud District Council as there was a legal duty to co-operate with neighbouring authorities. Gloucester could not meet its housing needs from within its own boundaries and would have to rely on neighbouring authorities to meet those needs in the future.

He stated that the City Plan did not preclude development of that land which was an issue that could be addressed in the future. He noted that the removal of the employment allocation and the adjacent allocations for residential use would result in a better use and environment for Mr Hartshorn and his neighbours.

10. PETITIONS AND DEPUTATIONS

There were no petitions or deputations.

11. MINUTES

The minutes of the meeting held on 15 September 2016 were confirmed and signed by the Chair as a correct record.

12. DRAFT GLOUCESTER CITY PLAN - PUBLIC CONSULTATION

The Interim Planning Policy Manager introduced the report which invited the Sub-Committee to recommend to Council that the Draft City Plan be approved for the purposes of a six week period of public consultation.

He advised that the first full draft of the emerging City Plan was appended to the report and the emerging City Plan had been the subject of three previous consultations.

He noted that references to the strategic allocation at Twigworth would be removed prior to consideration by Council on 1 December as the allocation had not been agreed by Tewkesbury Borough Council.

The Chair referred to Policy D8, Community Facilities and noted that the wording was misleading as it did not make clear that points 1,2 and 3 were requirements and point 4 was an alternative to those points. The Head of Planning undertook to address the issue.

Councillor Dee was disappointed by the decision of Tewkesbury Borough Council not to accept the Twigworth strategic allocation and stated that he had very little confidence in going ahead with further joint planning. He stated that if the authorities did not work in harmony for the next phase there was a risk that the City would run out of developable land and would become a mere bystander.

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The Head of Planning noted that there would be potentially five or more partner authorities for the next phase of strategic planning. He believed that the timescale for the JCS would be extended following Tewkesbury Borough Council's refusal to accept Twigworth and the Ministry of Defence's revised plans for withdrawing from Aschurch. He noted that there was a risk of the Inspector finding the JCS unsound due to the lack of a land supply.

The Chair asked what would be the impact on the City Plan should the JCS process stall. The Head of Planning advised that consultations on the City Plan could continue.

Councillor Dee expressed concerns regarding development to the south of the City as transport and road systems were inadequate.

He noted that the JCS situation should not in any way reflect on the Officers involved. He believed that the City Council had given more than its fair share to keep the JCS moving.

He called for some formal recognition from the Government that the City had no current development plan through no fault of its own and needed to be protected from marauding developers.

The Head of Planning noted that should the JCS stall, applications would still come forward for the strategic allocation sites.

RESOLVED TO RECOMMEND to Council to

- (1) approve the Draft Gloucester City Plan for the purposes of a six-week period of public consultation (Appendix 1).
- (2) note the representations made to the City Plan Part 1 during the public consultation period (Appendix 2); and
- (3) endorse the resulting officer responses set out within the response schedule (Appendix 2).
- (4) delegate authority to the Managing Director of the Council in consultation with the relevant Leaders of the Council to make minor changes to the draft City Plan and Proposals Map in terms of formatting, presentation and accuracy, including any minor changes following the considerations at Planning Policy Sub-committee and Council, prior to publication for public consultation purposes.

13. DATE OF NEXT MEETING

Thursday, 16 March 2017 at 6.00 pm.

**PLANNING POLICY SUB COMMITTEE
17.11.16**

**Time of commencement: 6.00 pm
Time of conclusion: 6.30 pm**

Chair



Meeting:	Planning Policy Sub-Committee	Date: 16 March 2017
Subject:	Cheltenham Plan (Part 1) Preferred Options Consultation	
Report Of:	Cabinet Member for Housing and Planning	
Wards Affected:	None	
Key Decision:	No	Budget/Policy Framework: No
Contact Officer:	Philip Bylo – Interim Planning Policy and Heritage Manager	
	Email: philip.bylo@gloucester.gov.uk	Tel: 39-6854
Appendices:	1. Draft letter of response	

1.0 Purpose of Report

- 1.1 To provide Members with an update on progress with regard to the Cheltenham Plan and agree the Council’s response to the most recent public consultation on the Part 1 ‘preferred options’.

2.0 Recommendations

- 2.1 Planning Policy Sub-Committee is asked to **RESOLVE** that the draft response to the Cheltenham Plan (Part 1) preferred options as provided at Appendix 1 be agreed and submitted to Cheltenham Borough Council.

3.0 Background and Key Issues

- 3.1 Cheltenham Borough Council is in the process of preparing the Cheltenham Plan (CP). This will sit underneath the Joint Core Strategy (JCS), providing locally specific site allocations and development management policies that reflect and address the local issues and opportunities in the Town.
- 3.2 The CP is being prepared in two parts. Part 1 concentrates on Cheltenham’s economy, Local Green Spaces and sites for housing. Part 2 will concentrate on the remaining local planning policies such as heritage, the natural environment and the town centre.
- 3.3 This consultation focusses on the ‘preferred options’ for Part 1, which has been informed by an earlier ‘issues and options’ consultation in 2015. As a partner as part of the JCS, it is important that the City Council reviews and responds to this consultation in the spirit of joint working and cooperation.

The Council’s response

- 3.4 Officers have reviewed the content of the consultation document and the full draft response is provided as Appendix 1 to this report, and summarised below:

- General support expressed for making further progress in taking forward the Cheltenham Plan, which is consistent with the approach being taken by the City Council in their Gloucester City Plan.
- Concerns expressed regarding the approach of splitting and examining the Plan into two parts; it is considered important that the entire Plan is examined at the same time so that all inter-connected issues can be appropriately considered. It is therefore recommended that Cheltenham Borough Council progress rapidly with Part 2 of the Plan and consults on both parts together before publishing the Pre-Submission consultation.
- A request to better understand the additional evidence base Cheltenham Borough Council intends to commission/undertake to inform the next stages of Plan preparation.

4.0 Asset Based Community Development (ABCD) Considerations

4.1 Not application to the content of this report.

5.0 Alternative Options Considered

5.1 Not applicable to the content of this report.

6.0 Reasons for Recommendations

6.1 Officers have reviewed the content of the consultation documents and of the option that the response at Appendix 1 forms the most appropriate response to the consultation at this stage of the process.

7.0 Future Work and Conclusions

7.1 The Cheltenham Plan is in the early stage of preparation and there will be further consultations in the future. It will be necessary to respond to these consultations

8.0 Financial Implications

8.1 None.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

9.1 None.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

10.1 None.

11.0 People Impact Assessment (PIA):

11.1 Not applicable for Gloucester City Council.

12.0 Other Corporate Implications

Community Safety

12.1 Not applicable for Gloucester City Council.

Sustainability

12.2 Not applicable for Gloucester City Council.

Staffing & Trade Union

12.3 Not applicable for Gloucester City Council.

Background Documents: None

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Draft Response to Cheltenham B C

Thank you for consulting Gloucester City Council on the above Cheltenham Plan public consultation. Please note that the response is offered in the spirit of strategic partner joint working in order to ensure that Cheltenham Borough makes good progress towards the preparation of a sound Local Plan.

In our response to the previous consultation in 2015, we noted that this Plan is being prepared in two stages with the consideration of sites for employment and residential allocations and for local green space designation being considered in the first instance. We pointed out at the time that this approach will need to be carefully progressed to ensure the delivery of a comprehensive, integrated and sound Local Plan.

We remain of this view and note that you still propose to progress the Cheltenham Local Plan in two parts - Part One and Part Two, and that you propose to submit these two parts at different times which would lead to two different examinations. In the view of Gloucester City Council, the Pre-submission of the Cheltenham Local Plan later in the year should include both Part One and Part Two, not just Part One, and the plan submitted in the same form shortly after.

We would therefore encourage Cheltenham Borough to progress rapidly with Part Two of their Local Plan before making any Pre-Submission (Regulation 19 consultation), so that the two parts of the Local Plan can be considered together and the Plan in its entirety.

As mentioned in our previous response it would also be helpful to understand what additional evidence base work is going to be commissioned to support Part Two of the Local Plan and the remaining potential site allocations and plan policies.

I trust these comments, which are offered in the spirit of joint working and co-operation will be taken into account in preparing your Local Plan.

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Meeting:	Planning Policy Sub-Committee	Date:	16 March 2017
Subject:	Endorsement of SALA site assessment reports for the following sites: EA09, ED044, FS10, HA21, SUB09, SUB38		
Report Of:	Cabinet Member for Housing and Planning		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Shona Robson-Glyde, Historic Environment Officer		
	Email:	shona.robson-glyde@	Tel: 396222
	gloucester.gov.uk		
Appendices:	<ol style="list-style-type: none"> 1. EA09 Cedar House, Spa Road 2. ED044 67-69 London Road 3. FS10 104 Northgate Street 4. HA21 Land between Canal and Bristol Road 5. SUB09 Land at the Wheatridge 6. SUB38 Land at Griggs Timber, Bristol Road 		

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 SALA reports

The Strategic Assessment of Land Availability (SALA) forms part of the evidence base for the preparation of the Gloucester City Plan. As part of the site allocation process for the City Plan, a number of sites were identified as having the potential to be allocated for housing or employment uses. Following officer consultation, a total of 37 sites will be subject to a historic environment assessment, this work will be undertaken to ensure that the SALA, and hence the wider City Plan, is based on adequate, up-to-date and relevant evidence with regard to the historic environment (in accordance with paragraph 158 of the National Planning Policy Framework (NPPF)).

2.0 Recommendations

2.1 Planning Policy Sub Committee is asked to **RESOLVE** that the following historic environment assessment reports are endorsed:

- EA09 Cedar House, Spa Road
- ED044 67-69 London Road
- FS10 104 Northgate Street
- HA21 Land between Canal and Bristol Road
- SUB09 Land at the Wheatridge
- SUB38 Land at Griggs Timber, Bristol Road

3.0 Background and Key Issues

3.1 SALA site assessments

The National Planning Practice Guidance (2014) requires authorities to consider capacity within their areas with regard to the availability of land to accommodate housing and employment development.

3.1.1 Aims

The site historic environment assessments for SALA aim to identify any further archaeological, built environment or landscape character constraints on the sites identified for possible allocation for housing and/or employment uses. The assessments allow the council to understand the constraints of each site so that an informed judgment can be reached on the appropriateness (or otherwise) of development and an accurate potential capacity figure can be reached. The evidence and information generated by the historic environment assessments will help the evaluation of individual sites and ultimately ensure that the City Plan will be robust and defensible at later stages of the strategic planning process.

3.1.2 Methodology

The assessments followed a series of stages that were to be followed to produce each of the site historic environment assessments. These were as follows:

Stage 1 – set-up and testing

Stage 2 – preparation

Stage 3 – field visits

Stage 4 – map analysis

Stage 5 – research

Stage 6 – reporting

Stage 7 – presentation

Stage 8 – publication

3.1.3 Assessment

Each of the SALA sites was assessed for known archaeology, built heritage and settings and included designated and undesignated heritage assets. Potential for previously unknown heritage assets was also discussed. An analysis of the history of the site and its surrounding area along with map regression analysis was also undertaken.

3.1.4 Significance

The intrinsic interest of each SALA site was assessed along with the relative importance and physical extent of important elements.

3.1.5 Impact of development

Impact of development on the site and its heritage assets was undertaken for each site. The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraphs 017 and 018 of the section on 'Conserving and Enhancing the Historic Environment'. Each site was assessed using the following criteria which were produced with reference to these policies and guidance.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

These criteria allowed an assessment of harm to the archaeology, built heritage and settings for each site to be produced.

3.1.6 Planning requirements and minimising of harm

The planning requirements for each site should they be developed were discussed and the mitigation actions to minimise the harm to the heritage assets were detailed.

3.1.7 Recommendations and Conclusions

Drawing together all the information on the heritage assets of the site, the history and map analysis, the significance and interest of the site and the impacts of development, each report ends with recommendations for areas to be removed from development, areas allowed to be developed and areas that would need mitigation to alleviate impacts.

The conclusions detail the final number of hectares available for development.

3.1.8 SALA sites to be endorsed

The following SALA sites are to be endorsed at this time:

EA09 Cedar House, Spa Road

ED044 67-69 London Road

FS10 104 Northgate Street

HA21 Land between Canal and Bristol Road

SUB09 Land at the Wheatridge

SUB38 Land at Griggs Timber, Bristol Road

The site assessment reports have been included as Appendices 1-6.

4.0 Asset Based Community Development (ABCD) Considerations

4.1 N/A

5.0 Alternative Options Considered

5.1 None. The development plan must be supported by an appropriate evidence base; these assessments from part of this evidence base.

6.0 Reasons for Recommendations

6.1 The SALA site assessments and the TCA will be used as part of the evidence base for the City Plan. These documents will also be used by the planning policy team, development control officers and the Principal Conservation Officer and City Archaeologist to assess and evaluate planning applications. Endorsement by the PPSC affords these documents a further level of transparency, weight and scrutiny enabling them to be used in confidence by Officers, Members and potential developers.

7.0 Future Work and Conclusions

7.1 SALA site assessments

Further SALA site assessments will be required in the future but this round of reports has now been completed.

8.0 Financial Implications

8.1 None

9.0 Legal Implications

9.1 The SALA site assessments are required to be completed by the NPPF to have a robust evidence base as part of the plan-making process. Paragraph 158 states that the '*local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area*'. Paragraph 126 states '*local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats*'.

10.0 Risk & Opportunity Management Implications

10.1 Only low risk has been identified as a result of this report. This risk consists of the possibility of the complete work not being finished in time with required deadlines. This is unlikely to happen and constant monitoring is being undertaken to ensure that the deadline will be met.

11.0 People Impact Assessment (PIA):

11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a PIA is not required.

12.0 Other Corporate Implications

Community Safety

12.1 There are no negative impacts with regard to community safety.

Sustainability

12.2 Assessment of the risks and impact of development on the heritage of the City has a positive impact on the environment of Gloucester and enables retention/protection of the archaeology and historic buildings.

Staffing & Trade Union

12.3 N/A.

Background Documents: None

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EA09 Cedar House, Spa Road

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

October 2015

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

EA09 Cedar House, Spa Road

1. Background

1.1 Location

This site historic environment assessment consists of EA09 Cedar House, Spa Road located within the Ward of Westgate within the wider boundary of Gloucester City (Fig 1). It consists of a roughly rectangular plot containing a large building and hard standing. It is located on the south side of Spa Road and is bound by Gloucester Bowling Club to the east and the listed building of Norfolk House to the west.

1.2 Site Visits

Site visits were undertaken in October 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 0.377 hectares (Fig 1), is centred on NGR SO 8291 1794 and is located on a slope running from the north to the south. It lies at a height of between 16.95m and 17.95m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a Clayey Loam to Silty Loam type (UKSO 2015).

The last use of the site was as Gloucester Job Centre Plus.

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site although the adjacent building, Norfolk House, is listed (NHLE1245615). The site lies within The Spa Conservation Area although the building within the site is marked as a 'negative building'. There are no registered parks and gardens or battlefields within the EA09 site.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the EA09 site area. This was enhanced by a search of records included in the National Heritage List

for England (NHLE) and the National Monuments Record (NMR). The relevant records are discussed below.

2.1.1 Previous Assessments

Previous assessments include desk-based assessments at 169 Southgate Street (GUAD1938) and three assessments in relation to the Gloucester Quays development (GUAD1989, GUAD2013 and GUAD2068). Two other desk-based assessments have also been carried out, GUAD2287 at Brunswick and Spa Road and GUAD1721 at The Docks.

A geophysical survey was carried out at Brunswick Square (GUAD1901) and building recording was carried out at the Judges Lodging (GUAD2169).

2.1.2 Prehistoric, Roman and Saxon

There is no recorded evidence of prehistoric or Saxon date within the area surrounding the EA09 site. There are, however, two records of Romano-British evidence within the area surrounding the site. To the west, a watching brief for the Gloucester Quays Regeneration (GUAD2031) revealed evidence of Romano-British structures in association with pieces of pottery and tesserae. A number of finds have been recovered from the Southgate Street/St Ann Way junction (GUAD441) including pottery, tiles and a Flavian period ampulla of Collingwood Type 50.

2.1.3 Medieval

There was only one record of medieval evidence within the area surrounding the EA09 site. During the Gloucester Quays Regeneration a watching brief (GUAD2031) uncovered deposits containing medieval pottery.

Despite the large number of surviving historic buildings in the area surrounding the EA09 site, there are none of medieval date.

2.1.4 Post-medieval

Archaeology

The same watching brief that uncovered Romano-British and medieval deposits during the Gloucester Quays Regeneration (GUAD2031), also revealed post-medieval evidence of wooden water pipes, metalled surfaces and pits.

Evidence of post-medieval drainage ditches was recorded at the Spa Bowling Club (GUAD1688) and post-medieval demolition rubble was recorded at 103 Southgate Street (GUAD1934) and 169 Southgate Street (GUAD1613).

Built Heritage

A large number of listed post-medieval buildings can be found in the area surrounding the EA09 site. The closest is Norfolk House, 6 Spa Road (NHLE1245615), which is located to the immediate west of the site. It was built in around 1820 and is grade II listed. There are also two grade II* listed buildings in the area around the EA09 site. Sherborne House, 23,25 and 27 Spa Road (NHLE1245621), was built in 1821 and is a block of three houses with the central house having a veranda and a balcony. Judges' Lodging, 29 and 31 Spa Road (NHLE1245622), was built in 1833-39 and was converted to Assize Court Judges Lodgings in 1864. It has decorative wrought iron balconies on its frontage.

The other listed buildings are shown in Appendix I.

2.1.5 Modern or Undated

Archaeology

Modern archaeological deposits were recorded in a watching brief at Maitland House, 17 Spa Road (GUAD2238) and a number of other archaeological investigations revealed only plough or garden soils (GUAD1501, GUAD1578 and GUAD2276).

Built Heritage

There are no modern buildings in the area of the EA09 site that are worthy of note.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The EA09 site is a plot of land whose boundaries have been unchanged since the early 19th century. Key views into the site can be seen from the north, Spa Road, although much of the site is screened by the large modern building within the site. The boundaries of the site are planted with mature trees, many of which have tree protection orders on them, and screen views into the site.

The EA09 site lies within The Spa Conservation Area and adjacent to the listed building of Norfolk House. Any changes within the site will have an impact upon both of these heritage assets.

2.2 Map Regression Analysis

Historic maps of Gloucester go back to the 16th century although these maps do not show a great amount of detail and the EA09 site is not discernible on them. Even the 1794 Cary map shows only roads and settlements without any detail of individual structures or plots of land. The first map that shows any detail is the 1799 Parishes of Gloucester map. This shows the area of the EA09 site as open flood meadows.

The 1828 Ordnance Survey is the first that the new Spa and Grounds that were constructed in the early 19th century. It is just possible to see a number of buildings to the west of the Spa buildings, one of which is within the EA09 site. The 1843 Causton map and the 1852 Board of Health maps show the Spa Grounds and its serpentine carriage way to the immediate east of the EA09 site. It can be seen that the current boundary of the EA09 plot is unchanged since these maps. Within the plot is a large building labelled as 'Waterloo Villa'. By the time of the 1884 First Edition Ordnance Survey, the name of the building has been changed to 'St Luke's Vicarage' but the plot of land and its drive ways are unchanged. The planting along the meandering eastern boundary is very visible on this map.

The only change by the 1903 Ordnance Survey is the name of the house; it has become 'St Luke's House' and is set in the same gardens within the same plot of land. The 1923 and 1936 maps show no change within the EA09 site although the 1936 map shows that bowling greens have been constructed to the immediate east on part of the former Spa Grounds. The 1942 Land Utilisation Survey does not show as much detail due to the scale of the map, but the EA09 site can still be seen. It is shown coloured in purple indicating that it was a 'house with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'.

The house is still labelled 'St Luke's House' on the 1955 map but is also marked as 'The Park School' in brackets. Whilst there is no change in the boundaries on the 1960s mapping, the large house has

no name and is simply labelled as '8 [Spa Road]'. The biggest change for the EA09 site comes with the map of 1971 showing that the house has been demolished and the current 'Cedar House' has been constructed within boundaries that are still unchanged.

2.3 Potential for Further Assets

Whilst little archaeological evidence has been recorded within the area of the EA09 site, the site sits within the hinterland of Roman Gloucester and a little way to the east of a Roman route into the fortress. The site itself has also been undeveloped except within the footprint of the buildings currently existing. It is therefore possible for deposits of Roman date to exist within the site.

3. Significance

3.1 Intrinsic interest of the site

The area of the EA09 site is of interest for the potential archaeological remains that may exist within its boundaries.

3.2 Relative importance of the site

The EA09 site has little national importance as it does not contain any designated asset. It also has a minor importance due to the plot boundaries remaining unchanged since the early 19th century.

3.3 Physical extent of important elements

The boundary of the EA09 site follows the lines of the original gardens of Waterloo Villa, the early 19th century house that existed on the site until around 1970. A number of the trees and planting around the east and south boundaries probably date to this former use of the site.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on 'Conserving and Enhancing the Historic Environment'. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.

	Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the EA09 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause **Major Harm** to the heritage asset.

4.2.2 Built Heritage

The EA09 site lies to the immediate east of Norfolk House, a grade II listed building. Development within the site could have an impact upon the listed building and would cause **Moderate Harm** to the heritage asset.

4.2.3 Settings

The EA09 site is immediately adjacent to the listed Norfolk House. Any development within the site would have an impact upon the setting of the listed building and would cause **Moderate Harm** to the setting of the heritage asset. The site also lies within The Spa Conservation Area and any development would have an impact upon the setting of the CA. Depending upon the type of development, this could have a positive or detrimental impact upon the CA and may cause **Minor Harm** to the heritage asset.

4.3 Improvements and Enhancements

The EA09 site currently contains a building that has been identified in the Conservation Area Appraisal as a 'negative structure'. Demolition of this structure and replacement with a building more in-keeping with the surrounding early 19th century buildings would be an **improvement** to the Conservation Area and would be an **enhancement** to the setting of the surrounding listed buildings.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of Norfolk House and The Spa Conservation Area should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Demolition of Cedar House and replacement with a building more appropriate to the design and character of the early 19th century buildings within the area.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Setting of Norfolk House to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Setting of The Spa Conservation Area to be appraised.
- Full reporting and publication of all results.
- The design of any development should take into account the setting of Norfolk House and the surrounding listed buildings and should reflect the nature and character of the heritage asset.
- Any development should preserve, and where possible, enhance the character and setting of Norfolk House and the surrounding listed buildings and The Spa Conservation Area.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 2.

The January 2015 SALA report (GCC 2015a) includes the EA09 site and describes it as ‘site not available’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the EA09 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the EA09 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 0.377 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **0.377 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

9. Bibliography

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(<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>) accessed 29th September 2015

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HE 2015a *Digital Image Capture and File Storage, Guidelines for Best Practice*, Historic England

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HE 2015d *The Setting of Heritage Assets*, Historic England

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accessed 29th September 2015

10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

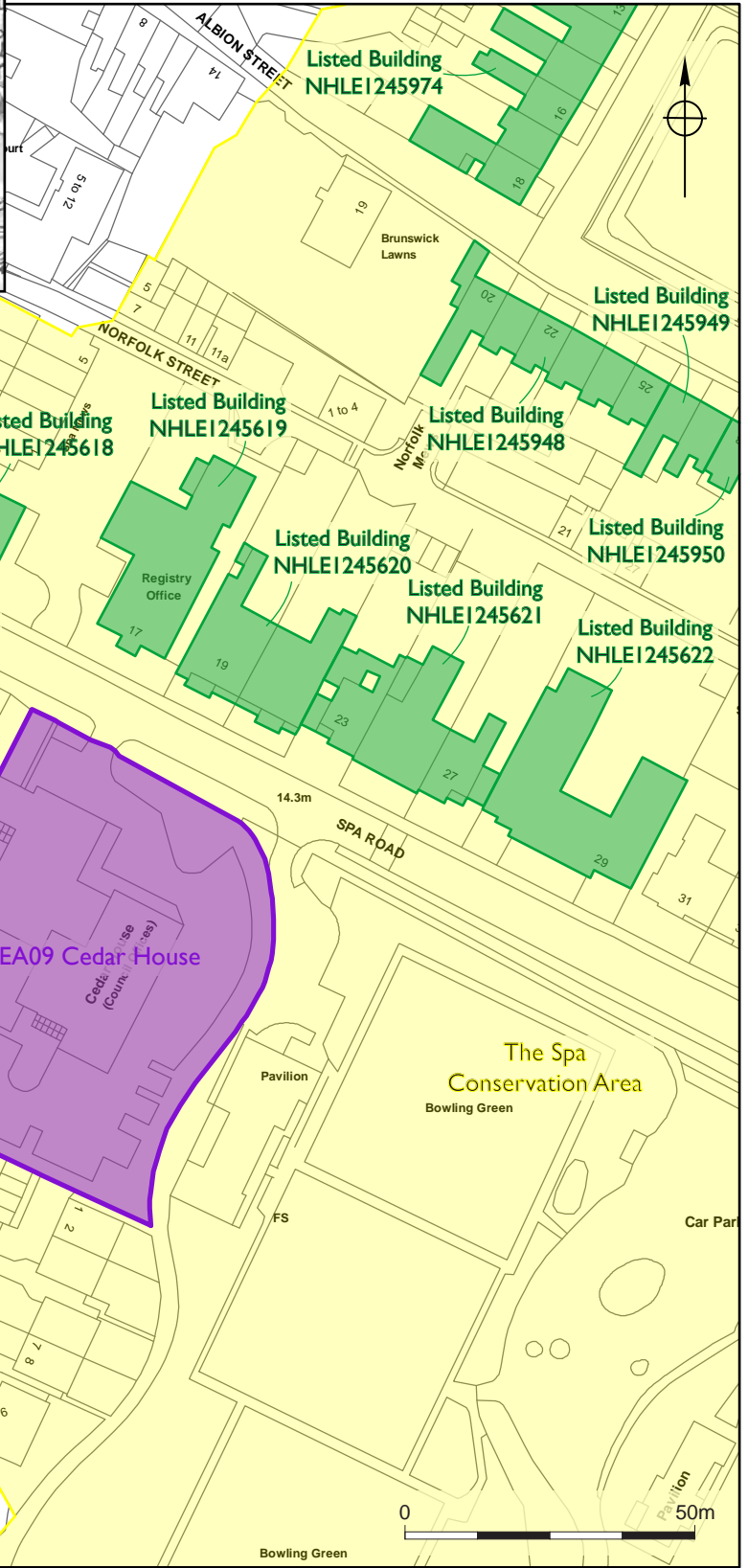
HER	Name	Period	Type	Details
GUAD441	Southgate Street/ St Ann Way junction	Romano- British	Finds	Stray find of Romano-British pottery and tiles and ampulla of Collingwood Type 50
GUAD1501	Ribston Hall, rear	-	Evaluation	No archaeological features recorded
GUAD1578	15 Spa Road	-	Watching Brief	No archaeological features recorded
GUAD1613	169 Southgate Street	Post- medieval	Evaluation	Only demolition rubble recorded
GUAD1688	Spa Bowling Club	Post- medieval	Evaluation Watching Brief	Drainage ditches recorded in watching brief only
GUAD1721	The Docks	-	Desk-based Assessment	Showed potential for prehistoric and Roman activity
GUAD1901	Brunswick Square	-	Geophysical Survey	Survey of the Brunswick Square garden revealed former road and a ditch and banks.
GUAD1934	103 Southgate Street	Post- medieval Modern	Evaluation	Post-medieval and modern construction and demolition rubble recorded.
GUAD1938	169 Southgate Street	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD1989	Gloucester Quays Urban Regeneration	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD2013	Gloucester Quays Urban Regeneration	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD2031	Gloucester Quays Regeneration	Romano- British Medieval Post- medieval	Watching Brief	Electricity and water trenches. Romano-British structure revealed along with a road and drains of later dates.
GUAD2068	Gloucester Quays Cultural Heritage	-	Desk-based Assessment	Environmental and built heritage statements in advance of the Gloucester Quays development
GUAD2169	Judges Lodgings, Spa Road	Post- medieval	Building Recording	Historical and documentary research. Shows building to be earlier than listing states – 1824 rather than 1833-9
GUAD2238	Maitland House, 17 Spa Road	Modern	Watching Brief	Natural geology and modern construction deposits recorded
GUAD2276	161-165 Southgate Street	-	Evaluation	No archaeological features recorded
GUAD2287	Brunswick Road	-	Desk-based Assessment	A number of listed buildings and scheduled monuments in the area and potential for Romano-British, medieval and post medieval deposits.
NHLE1245610	182 & 184 Southgate Street	Post- medieval	Listed Building	Grade II. Early 19 th C pair of houses. Symmetrical front of three storeys and basements. Brick with no. 182 stuccoed and no. 184 ashlar faced.

NHLE1245613	2 Spa Road	Post-medieval	Listed Building	Grade II. c1825. House now two properties with adjoining 121 Southgate Street. Now offices and offices since mid 20 th C. Painted brick with stone details. Three storeys and cellar.
NHLE1245614	3,5 & 7 Spa Road	Post-medieval	Listed Building	Grade II. Early 19 th C with late 19 th and 20 th C alterations. Three houses in terrace with attached area walls and railings. Stuccoed brick, semi-circular head doors with fan-lights.
NHLE1245615	Norfolk House, 6 Spa Road	Post-medieval	Listed Building	Grade II. c1820. Three storeys and cellar. Stuccoed brick. Symmetrical front of three bays. House, now club.
NHLE1245616	9 & 11 Spa Road	Post-medieval	Listed Building	Grade II. Mid 19 th C pair of houses in terrace. Three storeys, stuccoed brick. Mirror image pair includes attached are railing and wall.
NHLE1245617	11a Spa Road	Post-medieval	Listed Building	Grade II. Early 19 th C end of terrace house with attached area walls and railings. Three storeys and basement, brick, stuccoed front.
NHLE1245618	Ribston Hall, 13 & 15 Spa Road	Post-medieval	Listed Building	Grade II. 1829 for John Phillpotts. Former hotel with attached frontage railings. From 1860 college for young ladies. Three storeys, stuccoed brick, front five symmetrical bays and a slightly recessed sixth bay.
NHLE1245619	Maitland House, 17 Spa Road	Post-medieval	Listed Building	Grade II. c1820 with later 19 th and 20 th C alterations. House by Thomas Rickman for Alexander Maitland now offices. Two storeys, symmetrical front of three bays, stuccoed brick.
NHLE1245620	129 & 21 Spa Road	Post-medieval	Listed Building	Grade II. c1825 with later 19 th C extensions including verandas. Pair of semi-detached houses. Brick with stuccoed front, timber-frame and glazed verandas. Three storeys, mirror image giving symmetrical frontage to pair.
NHLE1245621	Sherborne House, 23, 25 & 27 Spa Road	Post-medieval	Listed Building	Grade II*. c1825 with later 19 th C alterations. Block of three houses, central house flanked by mirror image house. Three storeys with basements. Symmetrical frontage. Central house has veranda and balcony.
NHLE1245622	Judges' Lodgings, 29 & 31 Spa Road	Post-medieval	Listed Building	Grade II*. Built 1833-39 by Sir Robert Smirke for John Phillpotts. Asize Court Judges Lodgings in 1864. Pair of semi-detached houses includes

				attached front piers, walls and balustrades. Brick with front façade in ashlar. Three storeys and full basement. Decorative wrought iron balconies.
NHLE1245625	111 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with 20 th C alterations. House now shop. Three storeys with late 19 th C shop front. Stuccoed brick.
NHLE1245626	13 & 15 Southgate Street	Post-medieval	Listed Building	Grade II. c1820 with late 20 th C alterations. House now shops. Three storeys. Brick with stuccoed façade.
NHLE1245627	117 & 119 Southgate Street	Post-medieval	Listed Building	Grade II. c1820 with 20 th C alterations. House converted to restaurant c1990. Three storeys. Stuccoed brick.
NHLE1245628	Spalite Hotel, 121 Southgate Street	Post-medieval	Listed Building	Grade II. c1825. House now hotel and shop. Built with adjoining 2 Spa Road. Three storeys and cellar. Brick painted cream.
NHLE1245629	123-131 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with alterations. Terrace of five houses. Three storeys and basements. Brick, no. 123 with stuccoed façade and no. 127 painted.
NHLE1245630	133 & 135 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Pair of houses in terrace. Three storeys with cellars. Stuccoed brick façade.
NHLE1245632	137 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. End of terrace house. Three storeys with basement. Stuccoed brick.
NHLE1245633	139 & 141 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Pair of houses. Three storeys with cellars. Stuccoed brick façade.
NHLE1245635	143-151 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Terrace of five houses. Three storeys and cellars. Brick with stone details, end houses project forwards slightly.
NHLE1245636	155 & 157 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Two storeys, originally continuous façade of six bays. Brick with stuccoed fronts.
NHLE1245637	172 Southgate Street	Post-medieval	Listed Building	Grade II. Early to mid 19 th C with mid 20 th C alterations. House, now offices, for Thomas Bowley. Two storeys with short single-storey wing. Brick with ashlar facing.
NHLE1245761	Mariner's Hall, 2 & 2a Llanthony Road	Post-medieval	Listed Building	Grade II. Early 19 th C with minor alterations. Offices and

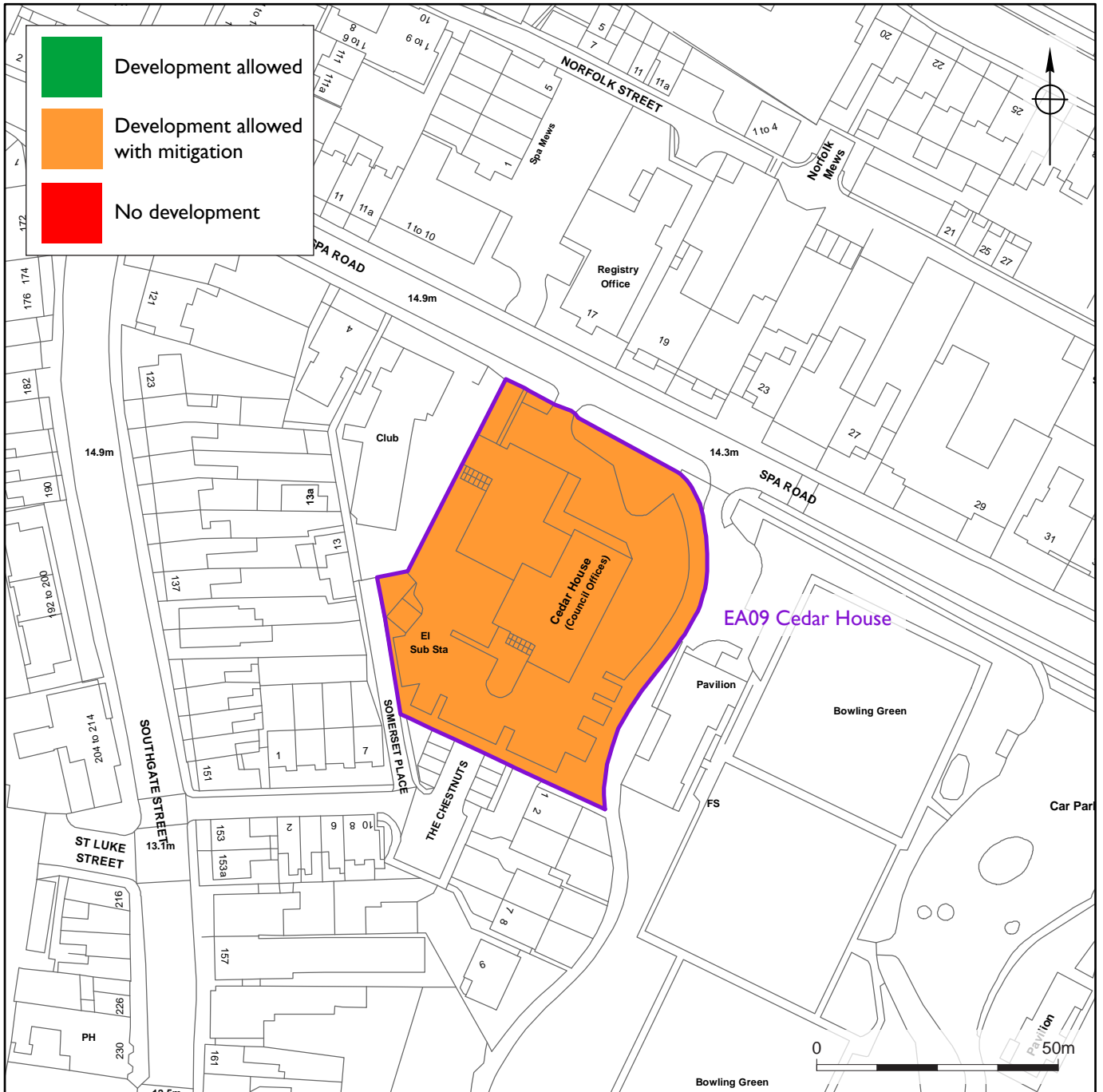
				warehouse later converted to Mariner's Hall. Built for Samuel Bowley. Red brick with stone details. Two storeys, symmetrical front of five bays.
NHLE1245948	20-25 Brunswick Square	Post-medieval	Listed Building	Grade II. c1820 with late 20 th C alterations. Terrace of six houses now flats. Three storeys with semi-basements and attics. Stuccoed brick. Continuous moulded band at first and floor cill levels.
NHLE1245949	26 & 27 Brunswick Square	Post-medieval	Listed Building	Grade II. c1835 with minor 20 th C alterations. Pair of houses in terrace. Three storeys with cellars. Symmetrical front with moulded corner and coped parapet. Stuccoed brick.
NHLE1245950	28 Brunswick Square	Post-medieval	Listed Building	Grade II. c1860. End of terrace house. Three storeys and cellar. Raised bands at first and second floor cill levels and strip pilasters between first and second floors. Stuccoed brick.
NHLE1245974	12-18 Brunswick Square	Post-medieval	Listed Building	Grade II. c1825 with later internal alterations. Terrace of seven house mostly now offices and flats. Three storeys and semi-basements. Central house projects forward slightly. Continuous rustication on ground and first floors. Stuccoed brick.
NHLE1271744	105 Southgate Street	Post-medieval	Listed Building	Grade II. c1800 with 20 th C alterations. Shop and former dwelling. Three storeys, painted brick, front stone-coped parapet.
NHLE1271775	107 Southgate Street	Post-medieval	Listed Building	Grade II. c1800 with 20 th C alterations. Shop and former dwelling. Two storeys, stuccoed brick, front stone-coped parapet.
NHLE1271776	109 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with later 19 th C alterations. Shop and former dwelling. Three storeys, painted brick, front stone-coped parapet.

II. Figures



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Figure I - Site Location



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Figure 2 - Recommendations

ED044 67-69 London Road

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

November 2016

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

ED044 67-69 London Road

1. Background

1.1 Location

This site historic environment assessment consists of ED044 67-69 London Road located within the in the Ward of Kingsholm and Wotton within the wider boundary of Gloucester City (Fig 1). It consists of a plot of land containing two modern buildings and hardstanding. It lies on the north side of London Road and on the corner of Heathville Road. It is surrounded by other buildings of various functions.

1.2 Site Visits

Site visits were undertaken in November 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 0.35 hectares (Fig 1), is centred on NGR SO 8390 1891 and is located on a slope that runs up towards the south of the site. It lies at a height of between 18.3m and 20.7m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a clayey loam to silty loam type (UKSO 2015).

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the ED044 site although there are listed buildings within the vicinity. The site is also not part of a registered park or garden or a battlefield. The ED044 site lies within the London Road Conservation Area.

There is a detailed planning history of the site relating to the construction of the current buildings in the 1960s and 1980s. More modern applications relate to signage, cycle shelters, generators and car park walling.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of

the ED044 area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are discussed below.

2.1.1 Previous Assessments

A number of assessments have taken place within the vicinity of the ED044 site and one within the site. GUAD1953 was a desk-based assessment of the area of 67-69 London Road which revealed that the site lies adjacent to the Ermin Street Roman road and within an area of Roman and medieval activity. The other desk-based assessments within the area surrounding the ED044 site (GUAD1722, GUAD1951, GUAD2021, GUAD2115 and GUAD2274) also revealed the high potential for Roman archaeology to exist, identified the Roman cemetery and the likelihood of post-medieval remains to survive.

Two building assessments have also taken place. GUAD1640 was a photographic survey of the Gloucestershire Royal Hospital and GUAD2076 was a built heritage assessment of The Welsh Harp on London Road.

2.1.2 Prehistoric, Roman and Saxon

No prehistoric or Saxon archaeological remains have been identified within the vicinity of the ED044 site to date. However, the area contains a significant amount of Roman archaeology. Within the ED044 site a Romano British limekiln was recorded superseding late 1st century gullies (GUAD661) and a human jaw and other bones of an inhumation (GUAD117) were recovered. The area surrounding the ED044 site also contains large amounts of Roman archaeology with Roman buildings being found in investigations GUAD752, GUAD838 and GUAD1654. Metalled surfaces have been recorded in investigations GUAD752, GUAD916, GUAD949, GUAD986, GUAD1654 and GUAD1819. Burials have been found in excavations GUAD120, GUAD121, GUAD122, GUAD612, GUAD759, GUAD913 and GUAD1787 with a mausoleum also found in GUAD759. Excavations GUAD759, GUAD913, GUAD949, GUAD2046 and GUAD2201 recorded ditches and pits were recorded at GUAD1654. Roman pottery has been recovered from excavations GUAD30, GUAD119, GUAD803, GUAD907 and GUAD916 with coins found at GUAD136 and GUAD137. A gold armlet was also recovered from investigation GUAD126.

2.1.3 Medieval

Archaeology

Within the ED044 site a medieval ditch was uncovered (GUAD661). Medieval archaeological evidence near the ED044 site has been found to the east at the site of St Margaret's Hospital. Closer than this a number of robbed foundations and metalled surfaces (GUAD951) and a ditch (GUAD949) were found at Magdalen House. At Gloucestershire Royal Hospital a medieval pit was recorded cutting a Roman metalled surface (GUAD986).

Built Heritage

The area around the ED044 site contains a large number of buildings but only one of them has medieval origins. St Margaret's Chapel is grade II* listed (NHLE1245723) and was founded in the 12th century. Although it was rebuilt in the 14th century some of the original fabric still survives.

2.1.4 Post-medieval

Archaeology

There is no evidence of post-medieval archaeology currently known within the ED044 site. In the surrounding area, there are several records of known post-medieval remains. Investigations

GUAD838 and GUAD1654 recorded post-medieval cellarage. The same watercourse or pond that was overlying and cutting Roman layers was recorded in watching briefs GUAD803 and GUAD907. Evidence of post-medieval buildings was found in watching briefs GUAD843, GUAD960 and GUAD1794 and cultivation soils were recorded at GUAD2005.

Built Heritage

There are a large number of post-medieval buildings in the vicinity of the ED044 site, a number of which have been listed. 49 and 51 London Road (NHLE1245734) is a pair of semi-detached houses of c1820 in date. 78 to 90 London Road, York Buildings (NHLE1245735), is a terrace of seven houses built in 1827 for the printer Joseph Roberts. The Edward Hotel (NHLE1245736), 92 London Road, is a town house, now a hotel, built around 1790. 42 London Road, Claremont House (NHLE1271703), 44 London Road, The Elms (NHLE1271704) and 47 London Road, St Nicholas House (NHLE1271705), are all detached villas built around 1820.

There are also a number of post-medieval buildings that are not listed that are worthy of note including 1, 2 3 and 4 Heathville Road and 71 London Road all of which are shown on the 1880s map of the area.

2.1.5 Modern or Undated

Archaeology

An archaeological investigation within the area of the ED044 site revealed no archaeological features (GUAD1589). A large number of other investigations in the area surrounding the ED044 site also had the same result (GUAD1016, GUAD1042, GUAD1067, GUAD1258, GUAD1467, GUAD1492, GUAD1524, GUAD1554, GUAD1629, GUAD1659, GUAD1726, GUAD1893 and GUAD2133).

Built Heritage

There are two large modern buildings within the ED044 site. These buildings were only constructed in the 1960s and 1980s and have little architectural merit. There are several other modern buildings within the vicinity of the ED044 site but again these have little architectural merit.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The plot of land containing the ED044 site has boundaries that remain unchanged since the late 19th century and possibly earlier. Key views into the site can be seen from London Road and Heathville Road although much of the site is taken up with two large modern buildings. There are also some trees along the south and east boundaries.

The ED044 site lies within the London Road Conservation Area and close to a number of listed buildings. Any changes within the site will have an impact upon these heritage assets.

2.2 Map Regression Analysis

The ED044 site lies on the north side of London Road which follows the route of the Roman road Ermin Street from Wotton into Glevum colonia. This road continued in use throughout the medieval and post-medieval periods and a number of settlements grew up along its length in the Roman and medieval periods.

Historic maps of Gloucester go back to the 16th century although these maps do not show a great amount of detail and the ED044 is not discernible on them. Even the 1794 Cary map shows only roads and settlements without any detail of individual structures or plots of land.

The 1811 Dawson map and the 1828 Ordnance Survey show only a string of buildings along the London Road and from these it is not possible to discern which is the ED044 site and whether it contained any structures at that time. Therefore, the first of the maps to show the built-up area of London Road with any detail is the 1st edition Ordnance Survey of the 1880s. This shows that the ED044 site consisted of two building plots, each of which contained buildings at that time. The eastern most building is marked as 'St John's Rectory' and was surrounded by gardens. The western building has gardens to north and south. There are only a small number of buildings to the north and east of the ED044 site but a large number of houses can be seen to the south and west. The tram lines on London Road are marked and it is also labelled as a 'Roman Road'. This is repeated on the 1902 Ordnance Survey which shows the eastern building as 'St John the Baptist's Rectory'. The western building is also still shown but to the north of the ED044 site many new houses have been constructed.

The construction of new houses continues on the Ordnance Survey of 1923 with new buildings being to the east and south of the ED044. There is also a large new building to the south marked as 'Gloucester Poor Law Institution'. The buildings within the site have not changed on this map neither have the tramlines of London Road. The 1936 map shows very little change apart from the 'poor Law Institution' now being labelled as a 'General Hospital' and the London Road tramlines no longer being shown. This is also the case on the 1955 Ordnance Survey although the eastern building is now labelled as 'Heathville Lodge' and the western building is marked with the number '67'. To the west of the ED044 site is now a large structure labelled 'Omnibus Depot' and to the south the hospital has extended to the east. It is now marked as 'Gloucestershire Royal Hospital (General)'. The 1960s map has the eastern building within the ED044 site marked as a 'surgery' and labelled as number '69'. The building to the west has been replaced with a larger structure and appears to be the same structure that is present on the site today. The only differences shown on the 1970s Ordnance Survey is the extension further north of the hospital buildings to the south of the ED044 site and a new 'Works' building to the west. Later mapping shows that the eastern building within the ED044 site was replaced by the current building in the early 1980s.

2.3 Potential for Further Assets

Given the extensive remains of Roman archaeology already recorded within the vicinity of the ED044 site and from within the site itself, it is highly likely that further evidence remains to be recorded within the site and its surrounding area. It is also possible that there is unknown medieval archaeology within the ED044 site and the vicinity.

3. Significance

3.1 Intrinsic interest of the site

The area of the ED044 site is of interest for the potential archaeological remains that may exist within its boundaries.

3.2 Relative importance of the site

The ED044 site has little national importance as it does not contain any designated asset. It does have minor importance for the plot boundaries that have remained unchanged since the mid to late 19th century and for the potential archaeological remains that exist within the site.

3.3 Physical extent of important elements

The boundaries of the site follow the original lines of the St John’s Rectory and its adjoining building that stood on the site until the mid 20th century. A number of the trees and planting around the south and east boundaries probably date to the former use of the site.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on ‘Conserving and Enhancing the Historic Environment’. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a

	<p>scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level.</p> <p>For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
Substantial Harm	<p>Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole</p>
Unknown	<p>Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the EA09 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause **Major Harm** to the heritage asset.

4.2.2 Built Heritage

The ED044 site lies to east and west of a number of grade II* and grade II listed buildings. Whilst development within the ED044 site would not have a direct impact upon the listed buildings but may have an effect upon their setting. This would cause **Moderate Harm** to the heritage assets.

4.2.3 Settings

The ED044 site lies close to several listed buildings and development within the site would have an impact upon the setting of the listed buildings. This would case **Moderate Harm** to the setting of the heritage assets. The ED044 site also lies within the London Road Conservation Area and any development would have an impact upon the setting of the CA. Depending upon the type of development, this could have a positive or detrimental impact upon the CA and may cause **Minor Harm** to the heritage asset.

4.3 Improvements and Enhancements

The buildings within the ED044 site are marked as neutral structures within the Conservation Area Appraisal. Demolition of these structures and replacement with buildings more in-keeping with the surrounding of distinctive 19th century buildings would be an **improvement** to the Conservation Area and would be an **enhancement** to the setting of the close listed and historic buildings.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains then there will be a need to undertake an archaeological evaluation to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

Should a development require the buildings on the site to be demolished, an assessment of the setting of the London Road Conservation Area should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment. Change of Use would not require this assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Demolition of modern buildings within site and replacement with structure or structures more appropriate to the design and character of the historic buildings within the area.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c)
- Setting London Road Conservation Area to be appraised (if buildings are to be demolished)
- Full reporting and publication of all results
- The design of any development should take into account the setting of the surrounding listed buildings and should reflect the nature and character of the heritage assets

- Any development should preserve, and where possible, enhance the character and setting of the surrounding listed buildings and the London Road Conservation Area.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 2.

The January 2015 SALA report (GCC 2015a) includes the ED044 site and describes it as ‘site being marketed for offices’ and ‘site has been vacant for more than three years’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the ED044 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the ED044 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 0.35 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **0.35 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

9. Bibliography

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CIfA 2014c *Standard and Guidance for Archaeological Field Evaluation*, Chartered Institute for Archaeologists

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CIfA 2014e *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*, Chartered Institute for Archaeologists

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10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

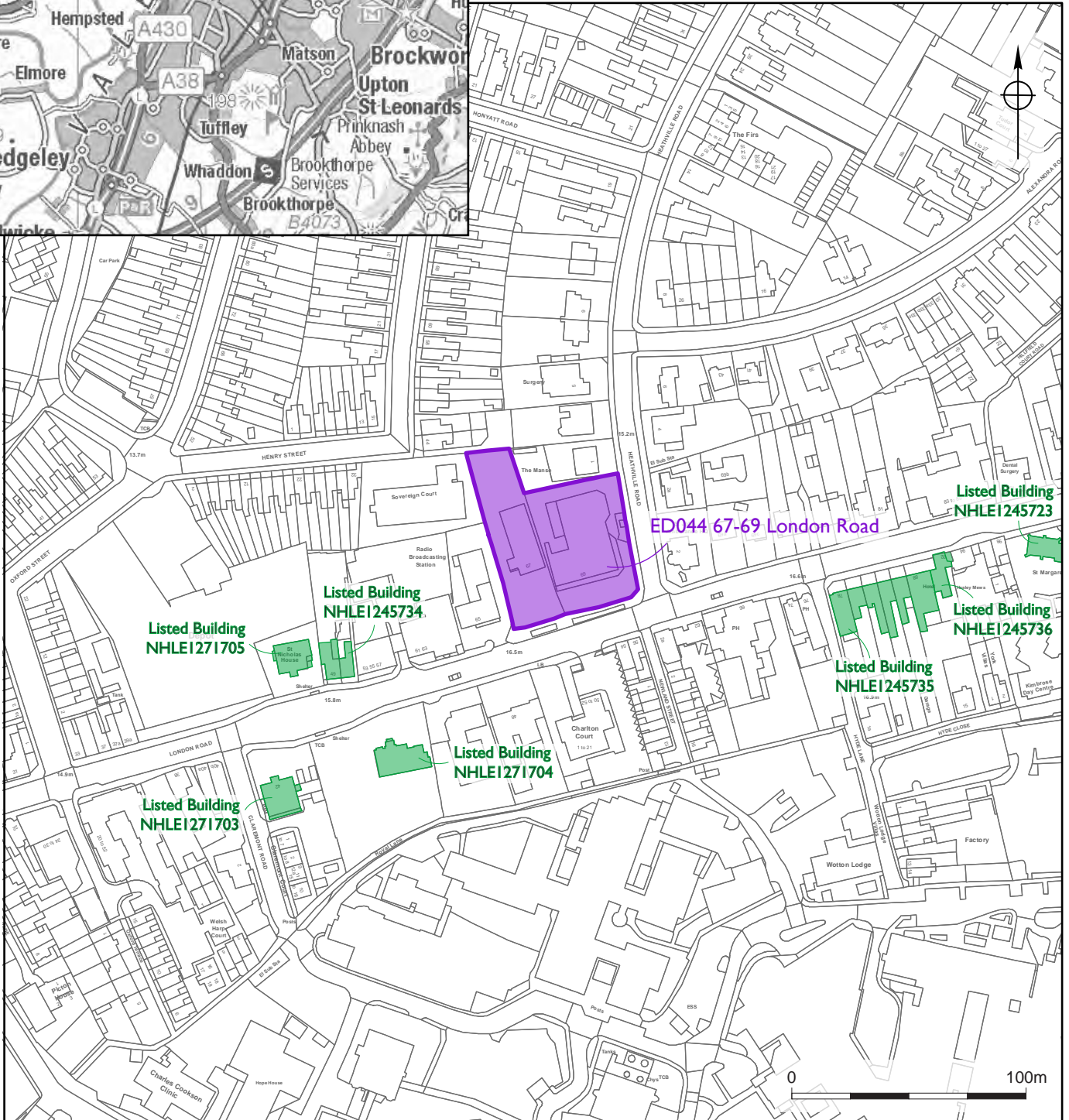
HER	Name	Period	Type	Details
GUAD30	24-26 London Road	Romano-British	Pottery	Stray Find. Roman pottery and bones recovered
GUAD117	67 London Road	Romano-British	Burial	Stray Find. Human jaw and other bones of an inhumation
GUAD119	95 London Road	Romano-British	Pottery	Stray Find. Large narrow-necked jar recovered
GUAD120	95 London Road	Romano-British	Burial	Stray Find. Two Black-Burnished cinerary urns with cremations of Gillam type 138 dated 180-250AD
GUAD121	95 London Road	Romano-British	Burial	Stray Find. One Black-Burnished cinerary urn with cremation of Gillam type 146 dated 280-350AD
GUAD122	95 London Road	Romano-British	Burial	Stray Find. Three cinerary urns with cremations and two oolite cyst burials
GUAD126	London Road	Romano-British	Armlet	Stray Find. Gold armlet of wire with spiral twisted ends recovered
GUAD136	112 Oxford Street	Romano-British	Coin	Stray Find. Coin, sestertius of Crispina dated 180-183AD recovered
GUAD137	50 Oxford Street	Romano-British	Coin	Stray Find. Coin, Ae3 of Constantine II dated 317-337AD recovered
GUAD612	London Road	Romano-British	Burial	Stray Find. Cremation in narrow-based cinerary urn
GUAD661	69 London Road	Romano-British Medieval	Watching Brief	Two late 1st to 2nd C gullies superseded by masonry structure with mortary surface (possible limekiln) and medieval ditch recorded
GUAD752	41-45 London Road	Romano-British	Watching Brief	Mid to late 2 nd C building demolished and metalled over in 3 rd to 4 th century and octagonal well-head revealed
GUAD759	50-52 London Road	Romano-British	Watching Brief	Burial, mausoleum and ditch or Holloway at right angles to London Road recorded
GUAD803	33 Oxford Street	Romano-British Post-medieval	Watching Brief	Roman layer of clayey loam containing pottery, tegula fragments and kitchen rubbish partly overlain and cut by post-medieval watercourse or pond
GUAD838	59-65 London Road	Romano-British Post-medieval	Excavation	Timber beam slots from Roman buildings and a number of post-medieval cellars
GUAD843	94 London Road	Post-medieval	Watching Brief	Lias wall footing bounded by mortar floor and with associated hearth revealed
GUAD907	35 Oxford Street	Romano-	Watching Brief	Roman layer of clayey loam

		British Post-medieval		containing pottery, tegula fragments and kitchen rubbish partly overlain and cut by post-medieval watercourse or pond
GUAD913	Magdalen House	Romano-British	Evaluation	Three inhumations and boundary ditches revealed
GUAD916	40b London Road	Romano-British	Watching Brief	Stoney loam layer containing tegula fragments revealed
GUAD949	Magdalen House	Romano-British Medieval	Watching Brief	Roman metalled surface cut by large undefined medieval pit recorded
GUAD951	Magdalen House	Medieval	Watching Brief	Robbed foundations and metalled surfaces associated with St Margaret's Hospital revealed
GUAD960	Hyde Close/ Hyde Lane junction	Post-medieval	Watching Brief	Evidence of post-medieval properties recorded
GUAD986	Gloucestershire Royal Hospital	Romano-British Medieval	Watching Brief	Roman metalled surface cut by medieval pit revealed
GUAD1016	Magdalen House	-	Watching Brief	No archaeological features recorded
GUAD1042	Gloucestershire Royal Hospital	-	Watching Brief	No archaeological features recorded
GUAD1067	2 Heathville Road	-	Watching Brief	No archaeological features recorded
GUAD1258	37 Alexandria Road	-	Watching Brief	No archaeological features recorded
GUAD1467	78 London Road	-	Watching Brief	No archaeological features recorded
GUAD1492	83-89 London Road	-	Evaluation	No archaeological features recorded
GUAD1524	58-64 London Road	-	Watching Brief	No archaeological features recorded
GUAD1554	44 London Road	-	Watching Brief	No archaeological features recorded
GUAD1589	69 London Road	-	Watching Brief	No archaeological features recorded
GUAD1629	2 Claremont Road	-	Evaluation	No archaeological features recorded
GUAD1640	Gloucestershire Royal Hospital	-	Buildings Recording	Photographic survey of the buildings
GUAD1654	32 London Road	Romano-British Post-medieval	Watching Brief	Foundations of two Romano buildings with series of associated pits, some line with timber, and remains of metalled roadway. Also post-medieval cellars recorded.
GUAD1659	46 London Road	-	Evaluation	No archaeological features recorded
GUAD1722	Railway Triangle	-	Desk-Based Assessment	Showed high potential for Roman remains, low potential for medieval remains, high potential for post-medieval remains
GUAD1726	Kingsholm Primary School	-	Evaluation	No archaeological features recorded
GUAD1787	83-89 London Road	Romano-British	Watching Brief	Two cremations and possible inhumation recorded

GUAD1794	93 London Road	Post-medieval	Watching Brief	Uncovered brick wall parallel to London Road and bounding 18 th C cobbled road surface
GUAD1819	London Road/ Heathville Road junction	Romano-British	Watching Brief	Roman metalled street surfaces revealed
GUAD1893	Gloucestershire Royal Hospital	-	Watching Brief	No archaeological features recorded
GUAD1951	74 and 76 London Road	-	Desk-Based Assessment	High potential for Roman remains in site, Roman cemetery in area, lies on Ermin Street.
GUAD1953	67 and 69 London Road	-	Desk-Based Assessment	Lies within an area of Roman and medieval activity and on Ermin Street
GUAD2005	74-76 London Road	Post-medieval	Evaluation	Only revealed evidence of post-medieval cultivation soils
GUAD2021	Flood Alleviation Scheme	-	Desk-Based Assessment	Identified high potential for survival of Roman and later remains
GUAD2046	rear of 36 London Road	Romano-British	Watching Brief	North-south aligned Roman ditch recorded
GUAD2076	The Welsh Harp	-	Building Recording	Built heritage assessment of the structure
GUAD2115	Kingsholm C of E School	-	Desk-Based Assessment	Identified potential for archaeological remains dating to Roman, medieval and post-medieval periods
GUAD2133	C of E Primary School, Sherborne Street	-	Watching Brief	No archaeological features recorded
GUAD2201	92 Henry Street	Romano-British	Evaluation	Test pit revealed Roman ditch of late 1 st C date
GUAD2274	Trevone House	-	Desk-Based Assessment	Showed potential for Roman archaeology of regional significance
NHLE1245723	St Margaret's Chapel	Medieval	Listed Building	Grade II*. Originally chapel of St Margaret and St Sepulchre Leper Hospital. Built in 12 th C, rebuilt in early 14 th C and altered in 15 th C. Some 12 th C masonry still survives.
NHLE1245734	49 and 51 London Road	Post-medieval	Listed Building	Grade II. Semi-detached pair of three-storey houses with cellars of c1820. Red brick with stucco details, mirror image pair.
NHLE1245735	78-90 London Road, York Buildings	Post-medieval	Listed Building	Grade II. Terrace of seven two-storey houses with cellars built 1827 for Joseph Roberts, printer. Brick with painted stucco.
NHLE1245736	92 London Toad, Edward Hotel	Post-medieval	Listed Building	Grade II. Town house, now hotel built c1790. Three storeys of red brick.
NHLE1271703	42 London Road, Claremont House	Post-medieval	Listed Building	Grade II. Detached of 1820. Three-storeys, attic and semi-basement. Stuccoed brick with rusticated ground floor, symmetrical front, string band, shallow pilasters, recessed panels, porch with Doric

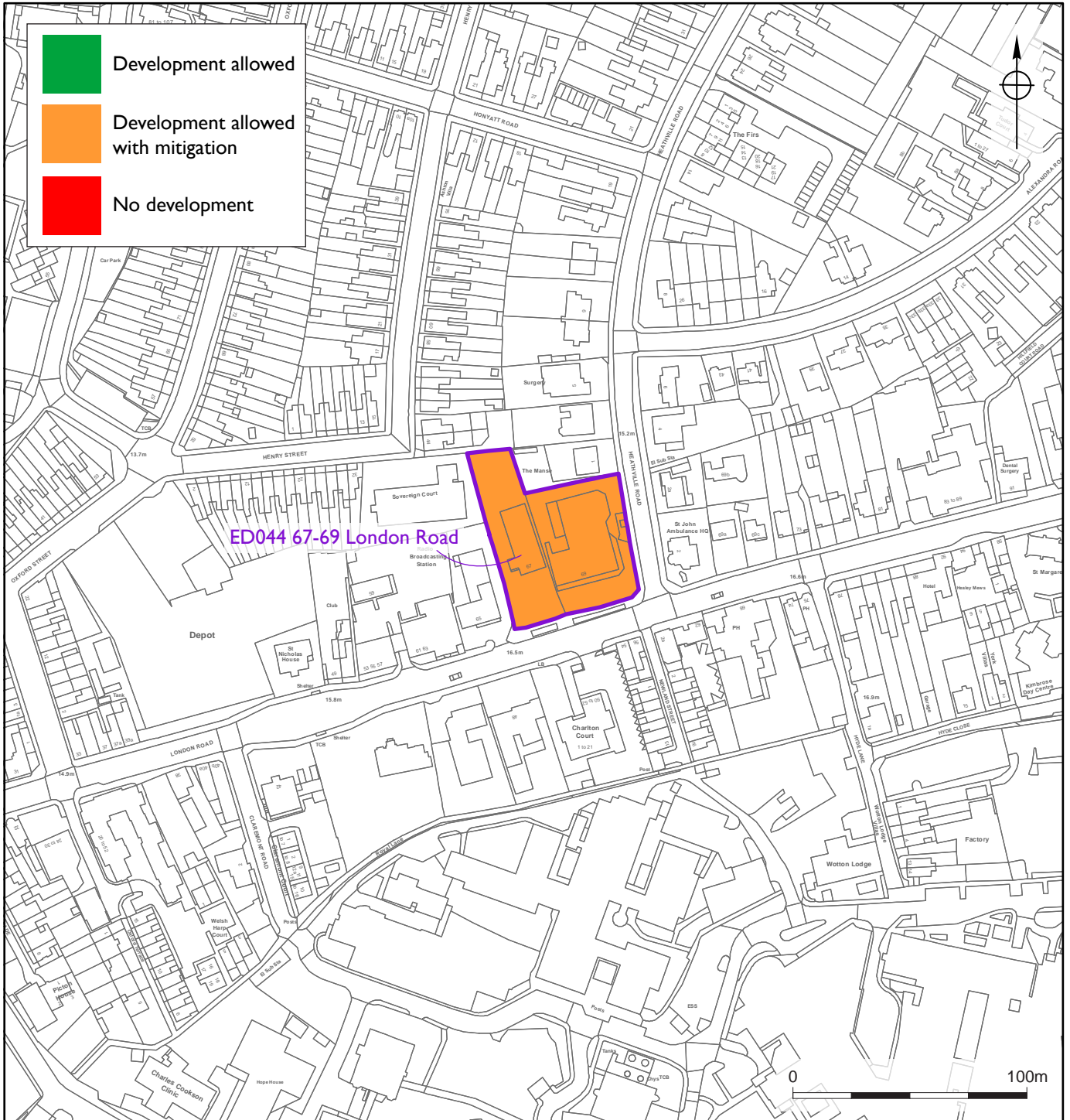
				columns, batswing fanlight.
NHLE1271704	44 London Road, The Elms	Post- medieval	Listed Building	Grade II. Detached villa of c1825. Two-storeys, attic and basement. Stuccoed brick, string band, porch with Tuscan columns, segmental-arched fanlight, flat-arched windows with raised and stepped voussoirs.
NHLE1271705	57 London Road, St Nicholas House	Post- medieval	Listed Building	Grade II. Detached of 1820. Three-storeys with basement and attic. Stuccoed brick, string band, shallow pilasters with moulded capitals, porch with Doric columns, segmental-arched fanlight.

II. Figures



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Figure I - Site Location



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Figure 2 - Recommendations

FS10 104 Northgate Street

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

October 2016

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

FS10 104 Northgate Street

1. Background

1.1 Location

This site historic environment assessment consists of FS10 104 Northgate Street located within the Ward of Westgate within the wider boundary of Gloucester City (Fig 1). It consists of an open area of land bounded by Northgate Street in the north and Spread Eagle Road in the east.

1.2 Site Visits

Site visits were undertaken in October 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 0.06 hectares (Fig 1), is centred on NGR SO 8343 1869 and is located on gently sloping ground running up to the west centre. It lies at a height of between 18.0m and 18.6m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a clayey loam to silty loam type (UKSO 2015).

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments within the site and the closest is 90 metres to the south west (NHLE1002101 – part of Glevum Roman Colonia). There are also no listed buildings contained within the site but the adjacent building to the west, 102 Northgate Street, is listed (NHLE1245672 – early 19th century shop and dwelling). The site lies within the western part of the London Road Conservation Area.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the FS10 site area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are discussed below.

A large number of archaeological investigations have taken place to the south west of the FS10 site in the area of King's Square. These have revealed substantial and extensive Roman and later deposits. These excavations have not been included below but they should be considered when thinking of the evidence in the wider area of the FS10 site.

2.1.1 Previous Assessments

Two desk-based assessments have included the area of the FS10 site, GUAD1720 King's Square and Bus Station and GUAD2220 King's Quarter. These both revealed high potential for Roman and later remains. Other desk-based assessments in the surrounding area also came to the same conclusion (GUAD1929, GUAD1977, GUAD1981, GUAD2021 and GUAD2048).

2.1.2 Prehistoric, Roman and Saxon

There have been no recorded finds of prehistoric or Saxon date within the immediate vicinity of the FS10 site.

There is a large concentration of Roman evidence to the south west of the FS10 site which is associated with the north eastern edge of the fortress of Glevum. There are also a number of records of structures and finds of Roman date closer to the FS10 site which would be regarded as part of the colonia existing outside the walls of the fortress.

Within the FS10 site itself, an evaluation (GUAD1849) revealed evidence of a 4th century Roman surface. A further fourteen other archaeological investigations within the immediate area of the FS10 site have revealed evidence of Roman date (GUAD352, GUAD353, GUAD621, GUAD654, GUAD660, GUAD662, GUAD682, GUAD806, GUAD952, GUAD990, GUAD1039, GUAD1403, GUAD1518 and GUAD1851). In particular at 96 Northgate Street, close to the western boundary of the FS10 site, GUAD621 revealed the remains of three successive Roman buildings including a colonnade. A number of Roman finds have also been recovered from the immediate area of the FS10 site. A stone tablet (GUAD378) and part of a pillar (GUAD379) were found to the west of the site with pottery (GUAD355 and GUAD381) being found to the east of the site. Roman coins have also been found in the vicinity (GUAD357 and GUAD380) and mosaic (GUAD375) was recorded to the west of the FS10 site with miscellaneous finds close to it (GUAD374 and GUAD382). There is also documentary record of a tessellated pavement being dug up at the 'Black Spread Eagle' (GUAD356) which was replaced by the Spread Eagle Hotel.

2.1.3 Medieval

Archaeology

The area of FS10 site was outside the core of the medieval settlement of Gloucester but within one of the medieval suburbs. Although no medieval remains have been recorded within the FS10 site there have been remains recovered within the vicinity of the site. Evidence of the outer defences of medieval Gloucester (GUAD353) was recorded to the south of the FS10 site. A medieval glazed tile floor with associated mortared limestone walls (GUAD354) was revealed to the south east of the site and to the east the remains of the Lower Northgate were recorded (GUAD628). A medieval metalled street was recorded to the west of the site (GUAD654) with a ditch, surfaces, walls and occupation layers (GUAD660) and a 13th or 14th century forge (GUAD682) being found close to this. A defensive ditch (GUAD806), building frontages with occupation or destruction layers (GUAD990), pits (GUAD1039) and an earthen bank (GUAD1518) have also all been found in close proximity to the FS10 site.

Built Heritage

There is only one medieval building within the vicinity of the FS10 site. The Gloucester Old People's Centre is to the north west of the FS10 site and is grade II listed (NHLE1245831). It was built around 1520 and is timber-framed with infill panels and a jettied first floor on knee brackets.

2.1.4 Post-medieval

Archaeology

Given how built up the area surrounding the FS10 site is, it is not surprising that archaeological deposits of post-medieval date have been discovered in the area. Within the FS10 site, post-medieval cellars, occupation layers and demolition rubble were revealed (GUAD1747) and structural remains of 19th century buildings were recorded at a different time (GUAD1849). Other post-medieval remains have been recovered close to the site. Walls, a well, a surface, a culvert and demolition rubble were recorded at Spread Eagle Road (GUAD1053). On Bruton Way a Civil War ditch was recorded (GUAD1403) and the structural remains of an early 19th century coach works were recorded at Market Parade (GUAD1507). Post-medieval disturbance of Roman deposits was recorded to the north west of the FS10 site (GUAD1851) and to the immediate north of the site tram lines, surfaces and service pipes were recorded (GUAD2025).

Built Heritage

There are obviously a large number of post-medieval buildings in the area surrounding the FS10 site and a significant number of these are listed whilst others are worthy of notice. Of the listed buildings, the following are closest to the FS10 site. 102 Northgate Street (NHLE1245672) is immediately adjacent to the FS10 site to the west. It is an early 19th century shop and dwelling. A little further west is the Northend Vaults (NHLE1245671), 86 and 88 Northgate Street, which is a late 16th century building that was re-fronted in the mid to late 18th century. It is now a pub but was originally a merchant's house. Opposite this is 83 and 85 Northgate Street and 1 Worcester Street (NHLE1245717) an early 19th century terrace of three shops and dwellings. To the east of the FS10 site are the Roman Catholic Church of St Peter (NHLE1245721) and its adjoining presbytery (NHLE1245722) both of 1860-68 and designed by Robert Gilbert Giles in Decorated Gothic style.

There are also a number of non-listed structures close to the FS10 site that are worthy of note. To the east of the site is the former Spread Eagle Hotel, 106-114 Northgate Street, with 113 Northgate Street opposite it. To the west are 100 Northgate Street and, opposite that, 101 Northgate Street. All of these buildings are mid or late 19th century in date.

2.1.5 Modern or Undated

Archaeology

With the exception of modern demolition rubble found in a number of places in the area surrounding the FS10 site, there have been no modern or undated archaeological deposits in the vicinity.

Built Heritage

There are a number of modern buildings within the area surrounding the FS10 site but none of these are worthy of note.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d,

p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The FS10 site contains no structures, is a vacant plot within the London Road Conservation Area and within a built-up part of the City. Any development within the site would have an impact upon the Conservation Area and upon the adjoining listed building. Development of the site would also have a positive effect upon the surrounding area.

2.2 Map Regression Analysis

Many of the early maps of the Gloucester area do not show much detail beyond the outline of the settlement and the River Severn but the 1660 map of the City Defences shows that the area of the FS10 site was within the Civil War defences. The first map to show any detail of the area of the FS10 site are the Hall and Pinnell maps of 1780 and 1796. These show that the site was built upon and that it was close to a building called the 'Black Spread Eagle'. The Cole and Roper plan of 1805 also shows this. The first map on which more detail can be discerned is the 1852 Board of Health plan which shows that almost the complete footprint of the FS10 site is built upon and that what would become Spread Eagle Road, to the immediate east, is also built upon. The 1884 Ordnance Survey Town Plan shows the FS10 site, 104 Northgate Street, with a number of structures on it including a covered passageway and a new street or courtyard area to the immediate east. It is close to a chapel and school, situated to the west of the site, the Spread Eagle Hotel to the east and has tram lines marked in the roadway in front of the site.

The 1905 Ordnance Survey has the site of the 'Lower Northgate' marked to the north east of the site and the site of a 'Temple of Æsculapius' is marked to the immediate east of the FS10 site. The FS10 site itself is still shows as almost completely built upon and the tram lines are still shown in the road to the north of the site. The same markings and the tram lines are also shown upon the 1923 Ordnance Survey which also shows the FS10 site as still developed. There is no change of the 1936 Ordnance Survey but the 1955 map is much clearer and changes within the FS10 site can be discerned. The site is still almost completely built upon but the buildings in the south are marked as a 'Printing Works' and a small structure immediately behind the frontage building is marked as a 'Ruin'. The late 1960s Ordnance Survey still shows the southern part of the building in the FS10 site as a Printing Works. Modern maps show that the buildings within the FS10 site boundary have been demolished and the site has been vacant since at least 2008.

2.3 Potential for Further Assets

An evaluation (GUAD1849) and a watching brief (GUAD1747) have already assessed the archaeological evidence within the site and recorded Roman and post-medieval deposits. Given the large amount of Roman, medieval and post-medieval activity known in the area it is likely that further evidence of these dates could exist within the site.

3. Significance

3.1 Intrinsic interest of the site

The area of the FS10 site is of importance for the potential archaeological remains that exist within its boundaries.

3.2 Relative importance of the site

The FS10 site has little national importance as it does not contain any designated asset. It holds minor importance as any development on the site would have an impact upon the setting of the adjacent listed building.

3.3 Physical extent of important elements

The physical extent of important elements cannot be quantified due to the unknown nature of the buried archaeological resource.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on ‘Conserving and Enhancing the Historic Environment’. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade

	I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the EA09 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause Major Harm to the heritage asset.

4.2.2 Built Heritage

The FS10 site lies to the immediate east of 102 Northgate Street, a grade II listed building. The west boundary of the FS10 site is shared with the listed building. Development within the site could have an impact upon the listed building and would cause **Moderate Harm** to the heritage asset.

4.2.3 Settings

The FS10 site is immediately adjacent to the listed 102 Northgate Street. Any development within the site would have an impact upon the setting of the listed building and would cause **Moderate Harm** to the setting of the heritage asset. The site also lies within the London Road Conservation Area and any development would have an impact upon the setting of the CA. Depending upon the type of development, this could have a positive or detrimental impact upon the CA and may cause **Minor Harm** to the heritage asset.

4.3 Improvements and Enhancements

The FS10 site is currently vacant, should new development take place within the site structures that respect the surrounding historic buildings would be an **improvement** to the Conservation Area and would be an **enhancement** to the setting of the adjacent listed building.

5. Planning Requirements

Although there have been previous archaeological investigations within the area of the FS10 site (GUAD1849 and GUAD1747), these have provided such a small sample that it is felt that they have not provided a full understanding of the nature of the archaeological deposits that exist in the site.

Any application for this site should therefore be supported by a description of the significance of heritage assets likely to be affected by a proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site. This is likely to be followed by further archaeological work (watching brief or excavation).

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of 102 Northgate Street and London Road Conservation Area should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c)
- Setting of 102 Northgate Street to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006)
- Setting of London Road Conservation Area to be appraised
- The design of any development should take into account the setting of 102 Northgate Street and the surrounding historic buildings and should reflect the nature and character of the heritage asset.
- Any development should preserve and, where possible, enhance the character and setting of 102 Northgate Street, the surrounding historic buildings and London Road Conservation Area

- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 2.

The January 2015 SALA report (GCC 2015a) includes the FS10 site and describes it as ‘possible commercial use on ground floor in any redevelopment’ and ‘site subject to expired permission’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the FS10 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the FS10 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 0.06 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **0.06 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

9. Bibliography

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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>) accessed 29th September 2015

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CIfA 2014c *Standard and Guidance for Archaeological Field Evaluation*, Chartered Institute for Archaeologists

CIfA 2014d *Standard and Guidance for Archaeological Geophysical Survey*, Chartered Institute for Archaeologists

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10. Appendix I: Table of designated and undesignated assets

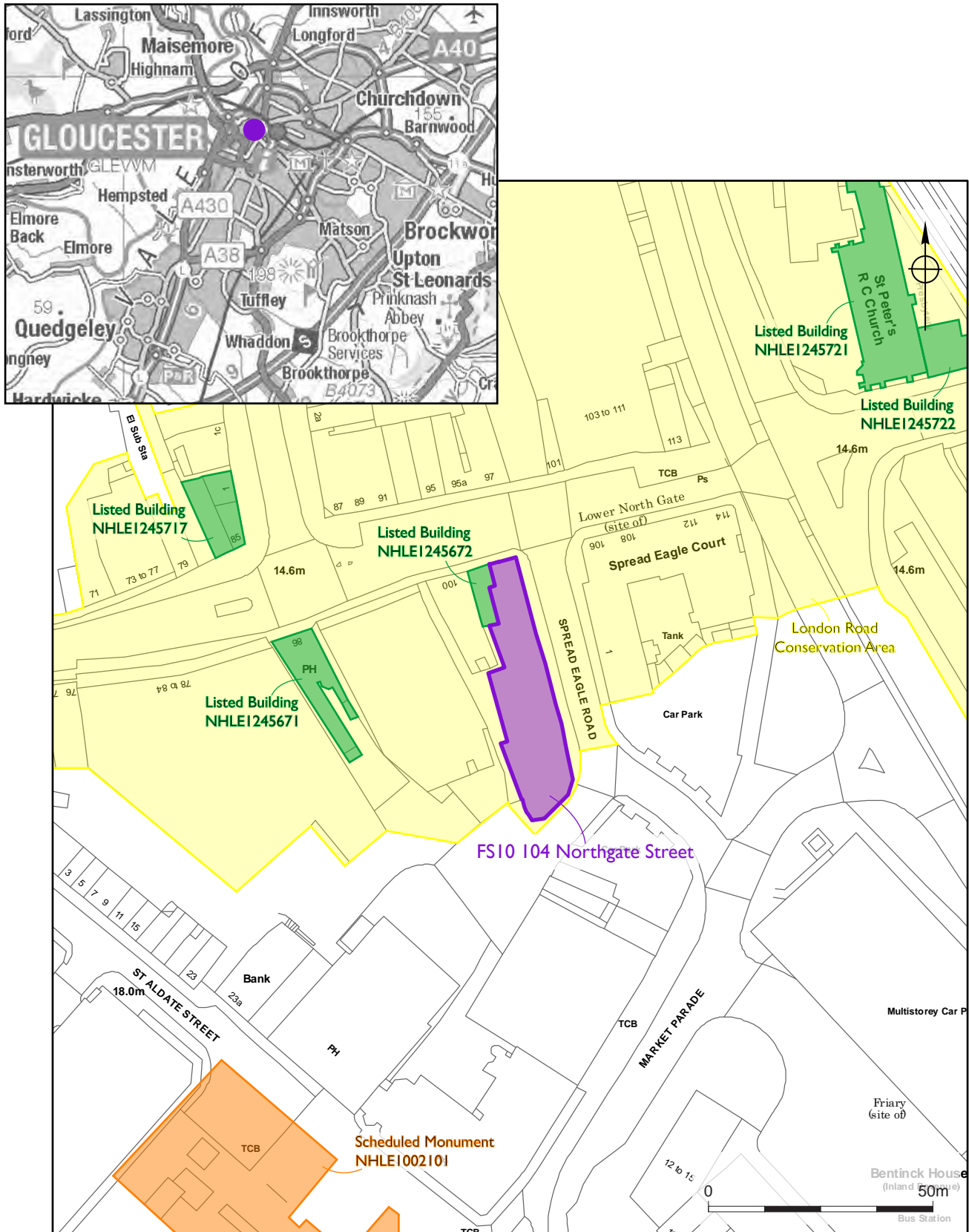
Those marked in **bold** are within the site.

HER	Name	Period	Type	Details
GUAD352	6 Market Parade	Romano-British	Finds	Well, stone drain, pottery and leather sandals all found when coach works being built in late 19 th C
GUAD353	6 Market Parade	Romano-British Medieval	Excavation	Deliberately levelled 2 nd C building with opus signinum floor. Medieval outer defences.
GUAD354	10-11 Market Parade	Medieval	Excavation	Glazed tile floor with associated limestone walls possibly part of White Friars. Inserted burial
GUAD355	Market Parade	Romano-British	Pottery	Stray find. Rim of mortarium with stamp 'Valerius Veranius' dated 70-100AD
GUAD356	Spread Eagle Hotel	Romano-British	Documental Record	Record of a 'tessellated pavement dug up at the Black Spread Eagle'
GUAD357	Market Parade	Romano-British	Coin	Stray find. As of Trajan Cos V dated 103-111AD
GUAD374	92 Northgate Street	Romano-British	Finds	Stray finds. Mass of pottery found with 7" long spearhead
GUAD375	Northgate Street	Romano-British	Mosaic	Stray find. Tessellated pavement found in cellar of house.
GUAD378	96 Northgate Street	Romano-British	Tablet	Stray find. Votive tablet of carved stone with two figures in high relief of Mercury and a goddess
GUAD379	96 Northgate Street	Romano-British	Pillar	Stray find. Stone pillar base.
GUAD380	106 Northgate Street	Romano-British	Coin	Stray find. Ae3 of Constantine I (324-330AD)
GUAD381	111 Northgate Street	Romano-British	Pottery	Stray find. Amphora rim, neck and handles of Collingwood Type 94. 2 nd to 4 th C date
GUAD382	Northgate Street	Romano-British	Metal articles	Stray finds. Bronze lamp, penannular brooches, horseshoe
GUAD621	96 Northgate Street	Romano-British	Excavation	Extensive remains of three successive Roman buildings, wattle lined wall timbers and colonnade, one room contained a forge
GUAD628	Northgate Street/ London Road	Medieval	Excavation	Remains of Lower Northgate medieval gatehouse recorded
GUAD654	Worcester Street/ Northgate Street junction	Romano-British Medieval	Watching Brief	One of ten 1.4m deep shafts and tunnels for sewers. Part of large foundation, possibly for triumphal arch, bounded by Roman metalled surface, also plank constructed drains. Medieval metalled street also recorded.
GUAD660	73-77 Northgate Street	Romano-British Medieval	Watching Brief	Roman ditch, ground levels, oven and surface. Medieval ditch, surface, walls and occupation layers

GUAD662	106 Northgate Street	Romano-British	Watching Brief	Remains of Roman stone buildings fronting street recorded.
GUAD682	63-71 Northgate Street	Romano-British Medieval	Watching Brief	Roman monumental stone building and timber predecessor on same alignment as fortress recorded. Stone building had arcaded frontage and later phases saw extensions to building and addition of timber-lined drain. Medieval building of 13/14 th C forge
GUAD806	Bruton Way/ Northgate Street junction	Romano-British Medieval Post-medieval	Watching Brief	Successive phases of Roman metalled street surfaces up to late Roman/early post-Roman. Medieval to post-medieval original open course of River Twyver with medieval defensive ditch and post-medieval culvert for Twyver.
GUAD952	Spread Eagle Road/ Northgate Street junction	Romano-British	Watching Brief	Successive phases of metalled street surfaces
GUAD990	Northend Vaults, 86-88 Northgate Street	Romano-British Medieval	Watching Brief	Successive occupation and destruction layers and surfaces. Also medieval building frontages.
GUAD1039	Spread Eagle Road/ Market Parade	Romano-British Medieval	Evaluation	Roman cultivation horizon and demolition layers cut by medieval pits
GUAD1053	Spread Eagle Road	Post-medieval	Watching Brief	Walls, well, surface, culvert and demolition rubble
GUAD1403	Bruton Way	Romano-British Post-medieval	Watching Brief	Roman street alignment with timber and stone buildings. Also Civil War ditch.
GUAD1507	5 Market Parade	Post-medieval	Evaluation	Structural remains of early 19 th century coach works
GUAD1518	23 Worcester Street	Romano-British Medieval	Evaluation	Roman metalled surfaces, ditches and demolition rubble. Medieval earth bank.
GUAD1720	King's Square and Bus Station	-	Desk-based Assessment	Showed high potential for Roman, medieval and post-medieval remains to survive
GUAD1747	104 Northgate Street	Post-medieval	Watching Brief	Cellars and occupation layers with demolition rubble
GUAD1849	104 Northgate Street	Romano-British Post-medieval	Evaluation	Surface of 4th C date recorded with structural remains of 19th C buildings.
GUAD1851	1b/3b Worcester Street	Romano-British Post-medieval	Evaluation	Roman deposits identified along with considerable post-medieval disturbance
GUAD1929	King's Walk/ King's Square	-	Desk-based Assessment	Archaeology across whole area of Iron Age to medieval date
GUAD1977	Black Dog Way	-	Desk-based Assessment	Showed possibility of Roman and later archaeology
GUAD1981	Lower Northgate	-	Desk-based	Showed possibility of Roman

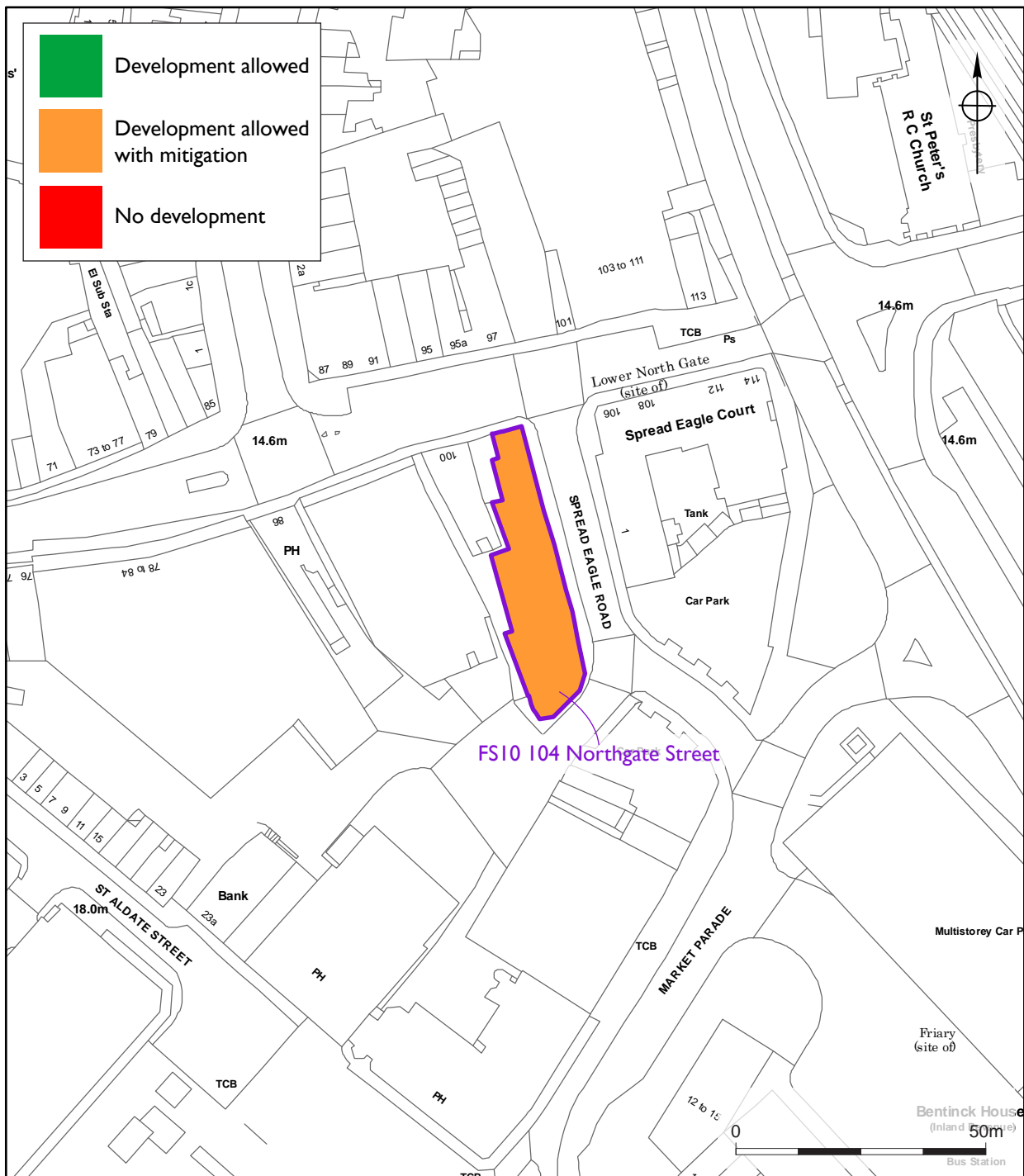
	Street		Assessment	and later archaeology
GUAD2021	Flood Alleviation Scheme	-	Desk-based Assessment	Identified high potential for survival of remains of Roman and later date
GUAD2025	Flood Alleviation Scheme Phase 4	Post-medieval	Watching Brief	Tram lines, post-medieval surfaces and service pipes recorded
GUAD2048	Spread Eagle Court	-	Desk-based Assessment	Within area of extramural settlement outside Roman fortress with well-stratified Roman and medieval remains found close to and opposite.
GUAD2220	King's Quarter	-	Desk-based Assessment	Showed high potential for Roman remains relating to defences and intramural and extramural settlement in north of area. Also for medieval settlement along Northgate Street.
NHLE1002101	part of Glevum Roman Colonia	Romano-British	Scheduled Monument	Part of urban core of Roman city
NHLE1245671	Northend Vaults, 86 and 88 Northgate Street	Post-medieval	Listed Building	Grade II listed. Late 16 th century merchant's house. Re-fronted in mid to late 18 th C with 19 th and 20 th C alterations. Now a pub. Three storeys at front, timber-frame and brick.
NHLE1245672	102 Northgate Street	Post-medieval	Listed Building	Grade II listed. Early 19 th century shop and former dwelling with 20 th C alterations. Brick with stone details.
NHLE1245717	83 and 85 Northgate Street, 1 Worcester Street	Post-medieval	Listed Building	Grade II listed. Early 19 th C terrace of three shops and former dwellings with late 19 th C shop fronts. Three-storeys, stuccoed brick.
NHLE1245721	Roman Catholic Church of St Peter	Post-medieval	Listed Building	Grade II* listed. 1860-8 designed by Robert Gilbert Blount on site of earlier chapel. Decorated Gothic style in coursed dressed stone with ashlar details.
NHLE1245722	Presbytery of RC Church of St Peter	Post-medieval	Listed Building	Grade II listed. 1860-8. Coursed, squared stone with ashlar details.
NHLE1245831	Gloucester Old People's Centre	Medieval	Listed Building	Grade II listed. c1520 merchant's house with late 16 th C additions and alterations. Tavern from late 17 th C. Timber-frame with rendered infill panels. Two-storeys and attic with jettied first floor on knee brackets.

II. Figures



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Figure I - Site Location



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Figure 2 - Recommendations

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HA21 Land Between Canal and Bristol Road

Site Historic Environment Assessments for Strategic Assessment of Land Availability (SALA)

August 2016

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

HA2I Land Between Canal and Bristol Road

I. Background

I.1 Location

This site historic environment assessment consists of HA2I Land Between Canal and Bristol Road located within the Wards of Moreland and Podsmead within the wider boundary of Gloucester City (Fig 1). The HA2I site is in two sections to the north and south of Griggs Timber Yard, Bristol Road. The section to the north consists primarily of light industrial buildings to west of Bristol Road and the east of the Gloucester and Sharpness Canal. The retail park off St Ann Way bounds the site in the north and Griggs Timber Yard bounds it in the south. Madleaze Road crosses the site in the north. The southern section of the HA2I site consists of a narrow strip of land running along the edge of the canal. It contains light industrial buildings and is bounded on the east by the Bristol Road. The south of the site is bounded by the Bristol Road, A38 and A430 junction with Griggs Timber Yard in the north.

I.2 Site Visits

Site visits were undertaken in August 2016. Photographs of the site have been reproduced in this document as Plates 1-10. Archaeological information, historic maps and plans have also been reproduced as Figs 2-5.

I.3 Topography, Geology and Land Use

The site encompasses an area of 25.29 hectares (Fig 1) and is centred on NGR SO 8232 1709. It lies at a height of 13.0m AOD in the north and 12.0m AOD in the south.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. This bedrock is overlain by superficial deposits of 'Tidal Flat Deposits of Clay, Silt And Sand' (*ibid*). The soils overlying the area are a 'Clay to Silt' type (UKSO 2015).

The site is currently, at the time of writing, used for light industrial and retail use with a number of rows of houses located along the eastern edge on Bristol Road.

I.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site. The closest listed buildings are 73 to 91 Bristol Road (Norfolk Buildings) (NHLE1245993) and lie only 30 metres away from the eastern boundary of the site. The closest scheduled monument is Llanthony Secunda Priory

(NHLE1002091), 220m to the north of the site. The HA21 site is not part of a registered park or garden or a battlefield. It is also not within a conservation area.

Given the size of the HA21 site, it is understandable that a considerable planning history exists for parts of the site. This planning history can be obtained from Gloucester City Council.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the area around and within the HA21 site. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figures 2 and 3 and discussed below.

2.1.1 Previous Assessments

A number of previous assessments have been carried out in the area of the HA21 site. A desk-based assessment covering a large area along the canal corridor (GUAD1723) revealed potential for palaeoenvironmental, prehistoric, Roman, medieval and post-medieval remains. A number of assessments were produced in advance of the Gloucester Quays development. The land adjacent to the Gloucester and Sharpness Canal was the subject of a desk-based assessment (GUAD1937) which showed potential for medieval archaeology but was unlikely to have Roman and Anglo-Saxon remains. A further desk-based assessment of the urban regeneration of Gloucester Quays (GUAD1989) detailed the history of the area including the Llanthony Secunda Priory site. Two more desk-based assessments detailed the urban regeneration (GUAD2013) and the cultural heritage (GUAD2068) of the Gloucester Quays area. GUAD2013 summarised the archaeological and historical background of the area whilst GUAD2068 was an assessment of the built environment of the Quays area.

A desk-based assessment of Monk Meadow (GUAD1660) revealed that there was surviving medieval ridge and furrow but that the area was mainly disturbed ground. The MOD Fuel Pumping Station was the subject of a desk-based assessment (GUAD1647) which concluded that there was high potential for medieval and Roman remains within the area. On Tuffley Crescent a desk-based assessment (GUAD1982) concluded that there was limited archaeological potential although Romano-British coins, a Roman road and a medieval moat were close to the area. A desk-based assessment at Gloucester City Football Club (GUAD2002) revealed that the area had been agricultural land since the medieval period with little evidence for archaeological activity prior to this. At Bristol Road another desk-based assessment (GUAD2100) concluded there was little potential for the survival of archaeological deposits.

At 26 Hempstead Lane the desk-based assessment (GUAD2160) revealed that there was potential for palaeoenvironmental and Roman remains and ridge and furrow. The Newark Farm, Hempstead desk-based assessment (GUAD2184) showed evidence of Roman settlement and burials and medieval earthworks along with listed buildings, a scheduled monument and an historic farmstead within the area. A desk-based assessment at Hempstead (GUAD2222) revealed surviving ridge and furrow and potential for pre-medieval remains. A desk based-assessment for Land at Rea Bank (GUAD2257) showed that there was potential for prehistoric or Roman seasonal wetland exploitation and also historic field boundaries, ridge and furrow and drainage ditches within the area

of the site. Desk based assessment of the former Gas Works (GUAD2180) revealed potential for Roman and later agricultural evidence but that the area had been considerably impacted by the gas works. At Calton Road the desk-based assessment (GUAD2279) showed that there was potential for the presence of buried archaeological remains of Romano-British and post-medieval to modern date.

A geophysical survey on land east of Hempstead (GUAD1645) revealed ridge and furrow and a trackway. The Secunda Way geotechnical assessment (GUAD2104) showed that there was extensive made ground overlying natural clay.

2.1.2 Prehistoric, Roman and Saxon

Archaeology

There are no recorded prehistoric sites in the area around the HA21 site. There are, however, a large number of Romano-British records within the area of the site.

Along both side of the Bristol Road there have been stray finds recovered including a number of coins. At 69 Granville Street (GUAD1143) a dupondius of Domitian dating from the late 1st century AD was found. Close to this at 38 Granville Street (GUAD1142) an as of Germanicus Caesar from the early 1st century AD was found. An Ae3 of Valentinian I dating from 364-375 AD (GUAD1141) was found at 35 Cecil Road. On Bristol Road (GUAD194) Roman brick and tile fragments and key were recovered. At the Bristol Road and Stroud Road junction a number of burials (GUAD195) believed to Romano-British in date were found during a sewer excavation. West of Bristol Road a Romano-British terracotta lamp (GUAD197) and a Roman pin (GUAD198) were recovered. Another coin was found at 10 Shakespeare Avenue (GUAD1174). This coin was marked URBS ROMA, dated to 330-335AD, and was struck by Constantine or his successors to reinforce ancient continuity after Constantinople became the centre of the Roman world. Two coins were also found to the east of Podsmead Road. GUAD1193 was a denarius of Domitian dated 80AD and GUAD1179 was an Ae3 of Constantine II dated to 317-337AD.

A watching brief at Hempstead Lane (GUAD1272) revealed a number of 2nd to 4th century coins. An evaluation at Land east of Hempsted Lane (GUAD2244) recovered Romano-British pot and a number of undated ditches which could Roman.

A single Anglo-Saxon find of a girdle hanger (GUAD194) was recovered on Bristol Road along with finds of Roman to post-medieval date.

2.1.3 Medieval

Archaeology

There are a number of archaeological records of medieval date in the area surrounding the site. On Bristol Road a medieval pin and a lead bullet were found along with a medieval to post-medieval stone ford (GUAD194). West of Bristol Road further medieval finds were recovered; an arrowhead, pin and finger ring (GUAD198). On Shakespeare Avenue a field observation (GUAD1175) was made of the site of Podsmead Moat showing that in 1952 one side still remained water filled and measured 42m long and 12m wide. Documentary evidence also exists for the Podsmead Moat (GUAD1176).

A watching brief at 258 Bristol Road (GUAD1314) uncovered a large pit of medieval date. An evaluation on land east of Hempsted (GUAD1645) confirmed that ridge and furrow revealed in a geophysical survey was of medieval date. Another evaluation, at Monk Meadow, revealed medieval marshland deposits (GUAD1716). A watching brief on Hempsted Lane (GUAD1894) uncovered a

medieval metalled road surface. At Gloucester Quays a watching brief retrieved medieval finds and structures from test pits (GUAD2012). A further evaluation uncovered medieval pot (GUAD2244) on land east of Hempsted Lane.

Built Heritage

The closest medieval buildings are found within Llanthony Priory to the north of the site and in Hempsted village to the west.

2.1.4 Post-medieval

Archaeology

A small number of known post-medieval sites have been recorded in the area around the site. A medieval to post-medieval dated ford was recorded on Bristol Road (GUAD194). At the Bristol Road and Lower Tuffley Lane junction a stone make-up layer and two successive limestone surfaces were recorded, all of post-medieval date (GUAD952). A watching brief at Podsmead Farm recorded the post-medieval rebuilding of the moated farm buildings (GUAD1235). Another watching brief, at Talbot Mews, revealed a pond back-filled with post-medieval furnace waste (GUAD1298). An evaluation at the Bristol Road and Clifton Road junction (GUAD1511) uncovered two linear features, a posthole and two wells all of post-medieval date. The evaluation of land east of Hempsted (GUAD1645) revealed a post-medieval trackway previously recorded in a geophysical survey. A watching brief for the south-west bypass (GUAD1704) recorded a number of post-medieval small furrows, a backfilled brook, three ditches and a spread of post-medieval building rubble. On Hempsted Lane, a watching brief (GUAD1894) uncovered a fragment of 19th century wall. A watching brief at Gloucester Quays recorded post-medieval finds and structures in test pits (GUAD2012).

Built Heritage

The area to the east of the HA21 site contains a large number of post-medieval houses. To the north of the HA21 site a number of listed buildings can be found on Stroud Road. 5 and 7 Stroud Road (NHLE1271785), 13 and 15 Stroud Road (NHLE1271786) and 23 to 33 Stroud Road (NHLE1271787) are all Grade II listed and date to the early 19th century. 155 and 157 Southgate Street (NHLE1245636) are a pair of semi-detached houses dating from around 1835 and Grade II listed. Close to this is the Grade II listed Provender Mill (NHLE1271710) originally built in 1862 but with extensions of the 1890s. This building has recently been seriously damaged by a fire and may need to be completely rebuilt.

Although not listed there are also a number of notable historic buildings in the area within and surrounding the site. In the northern part of the HA21 site is the last surviving building of the Gloucester Railway Carriage and Wagon Works. This structure has a distinctive elevation on Bristol Road of 'saw-toothed gables' with blue brick detailing and was constructed in around 1890 to 1900. On the opposite side of the Bristol Road, a little to the south, is the frontage of the former Morelands Match Factory and the adjoining bike shop. Both of these structures were built around 1890 to 1900. The match factory building is distinctive because of its large stone sign above the ground floor windows. The bike shop was originally the end of a terrace of houses and has unique first floor windows with circular brick mullions.

To the centre of the site is a tall chimney that is shown on the 1902 Ordnance Survey map. This brick chimney, the Madleaze Chimney, appears to be octagonal in shape and until recently had a cornice around the top but has now been reduced in height. The historic maps show that it was associated with a timber yard off Price Street.

73 to 91 Bristol Road (NHLE1245993), known as Norfolk Buildings, is a terrace of ten houses built in 1836. They were built for Samuel Lysons to a design of Thomas Fulljames and are 'an imposing ashlar fronted terrace ... intended for prosperous residents' (Herbert 1988, p224). The streets of brick artisan housing running to the east both north and south of Norfolk Buildings were also developed by Lysons from 1854 and those further south from around 1880-90. Just to the north of Norfolk Buildings is 57 to 67 Bristol Road, known as Victoria Terrace. It is an unlisted terrace of houses dating from around 1870 to 1880 built of red brick, with polychrome brick string bands and pointed arch window and door openings. On the opposite of Bristol Road are 52 to 56 Bristol Road and 58 Bristol Road, all unlisted buildings of red brick but with distinctive features. Numbers 52 to 56 have prominent crow-stepped gables topped with finials whilst number 58 has a central gable and terracotta panels over the first floor windows.

Further south on Bristol Road, on the corner of Lysons Avenue, is the former Bristol Hotel (149 Bristol Road) designed by J Fletcher Trew around 1900. This building, unusual for the area, is brick built with a rendered first floor. It has a 'rounded, rather oriental, corner tower with projecting eaves and ogee roof; wide rounded entrance arch, recessed bow window with wrought-iron balcony above' (Verey and Brooks 2002, p507). Close to this is St Stephen's Church (originally dedicated to St Luke the Less) which was designed in a free-perpendicular style by Walter Planck in 1895 but built to a reduced design in 1898-90 (Verey and Brooks 2002, p457) and was extended to the west in 1929-30.

The 19th century houses running along both the west and east sides of Bristol Road to the south of Cecil Road remain surprisingly intact. On the corner of Tuffley Avenue, at the end of the eastern run of houses, is the Avenue Hotel. This mid to late 19th century building, formerly two houses, is rendered and painted white and has two canted bay windows on its western and southern elevations. A number of the windows contain surviving sashes.

In the southern part of the HA21 site, two buildings run parallel to the canal, along its edge, and may be those mentioned in Pevsner as salt warehouses dating from around 1836 (Verey and Brooks 2002, p507), although they marked on Goad's insurance plan of 1891 as petroleum stores. To the immediate south of the site is a Grade II listed canal mile post (NHLE1245823) dated to 1827. This is a triangular stone post with a rounded top and incised lettering and numbers.

2.1.5 Modern or Undated

Archaeology

Very little evidence of a modern date has been recorded from archaeological work in the area surrounding the HA21 site. On Hempsted Lane, a watching brief (GUAD1272) uncovered a concentration of World War II shrapnel. Medieval deposits were revealed to be sealed by modern deposits during an evaluation on Monk Meadow (GUAD1716). A watching brief for the south west bypass (GUAD1875) uncovered underground petrol tanks of World War II date.

A watching brief at 4 Podsmead Place (GUAD1336) and an evaluation on land east of Hempsted Lane (GUAD2244) revealed undated features. These were features that may have been prehistoric to post-medieval in date but as they contained no artefactual evidence it was not possible to ascribe a date to them.

A number of archaeological investigations in the area recorded non archaeological features. These were GUAD1280, GUAD1294, GUAD1315, GUAD1362, GUAD1365, GUAD1440, GUAD1531, GUAD1583, GUAD1751, GUAD1777, GUAD1802, GUAD1805, GUAD2121 and GUAD2216.

Built Heritage

A large number of modern buildings exist within and surrounding the site. Most of these are not worthy of mention and Pevsner even comments that ‘the south section of Bristol Road presents an appalling 20th century hotchpotch’ (Verey and Brooks 2002, p457). The most prominent modern structure within the area is the tall brick chimney within Mill Place Trading Estate. This structure first appears on maps of the late 1960s and has a square base with an octagonal shaft.

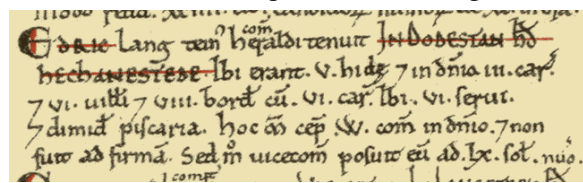
2.1.6 Settings and Key Views

‘The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’ (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

There are listed and historic buildings within the vicinity of the HA21 site and historic buildings within the site itself. Any development within the site or its surrounding area would have an impact upon these heritage assets.

2.2 History and Map Regression Analysis

The HA21 site is situated in the historic parish of Hempsted and lies between Hempsted village and Podsmead. It lies along the western edge of the Bristol Road and the eastern bank of the canal.



Hempsted can trace its origins to Anglo-Saxon times or earlier. The name ‘Hempsted’ translates as ‘high or hedged homestead or place’ (Baddeley 1913, p81). It is included within the Domesday

Survey, in which it is called *Hechanestede* (Moore

1982, [1],62). The settlement consisted of 20 households in five hides of land with a taxable value of five geld units, which is quite a large amount for only 20 households. Although it did not have a mill it did hold the rights to half a fishery and was able to field three plough teams along with the three Lord’s plough teams. Despite the manor being mentioned in Domesday, this does not mean that it consisted of a number of houses grouped together; it may have been a dispersed settlement that only became a village in later times.

The manor of Hempsted became part of the holdings of Llanthony Secunda Priory, located to the north of Hempsted, in 1141 when it was granted to the Priory by the Earl of Hereford (Herbert 1988, p422). The Priory held the manor until the Dissolution when it passed into private ownership. The manor stood on a moated site (now gone) at Podsmead in the south east of the ancient parish but the village was, and is, located on the south side of the hill at the centre of the parish (Herbert 1988, p423).

The Gloucester and Berkeley Canal (later Gloucester and Sharpness Canal) was begun in 1794, after an Act of Parliament in 1793, but ceased in 1799 with only the main basin and a few miles of the north end dug. The basin was opened to the River Severn in 1812 and work began on the southern part of the canal in 1817. The canal was linked with the Stroudwater Canal in 1820 but work was again suspended between 1820 and 1823. The barge basin was dug in 1825 and the canal was finally completed in 1827. This occasion was ‘marked with appropriate festivity. A convoy of vessels, decorated with flags and streamers and led by a large square rigged ship and a brig, came up the canal while crowds line the banks’ (Herbert 1988, p137). The effect on Gloucester’s economies was immediate because the canal could ‘take ships of up to 600 tons’ and gave Gloucester a role as a ‘supplier of imported goods to Birmingham and a large part of the West Midlands’ (ibid). Further

developments around the basin, the construction of quays, warehouses and more docks, throughout the 19th century.

Industry established itself along the canal sides with coal yards opening up around the basin in the early 1800s. By the 1820s there were 10 coal yards at the basin with more on the quay, all connected by the tramroads that were built in 1809-10. The barge basin was created predominantly for coal barges in 1825. Corn from Ireland rapidly became a principal import and the first of the large brick corn warehouses around the basin was built in the late 1820s to early 1830s. Timber from Canada and the Baltic was another chief import and large timber yards are shown at Baker's Quay on Causton's 1840s map. The only consistent export at this time was Droitwich salt, with two salt warehouses being constructed alongside the canal, close to Hempsted Lane, in the 1830s. The timber yards at Baker's Quay and High Orchard Dock also had sawmills and then creosote production followed for timber preservation. The timber yards expanded south along the canal and Bristol Road along with sawmills and iron works. By the end of the 19th century, historic mapping shows how industrial the area of the site had become.

Historic maps of the area show little detail before the late 19th century. The 1583 Saxton map (Fig 4) shows the River Severn and Gloucester along with Hempsted but there are no roads marked and no detail of the settlements. The 1646 Blaeu map (Fig 3) is very similar. The 1794 Cary map (Fig 4) shows the roads but is really no more detailed than the previous maps. The 1799 Parishes of Gloucester map has the details of individual fields with the northern part of the HA21 site being within 'Great Madleaze' and 'Meadow Madleaze'. The canal can be seen on the 1811 Dawson map (Fig 4) but there appear to be no buildings within the area of the HA21 site. The Ordnance Survey map of 1831 (Fig 4) also shows the canal and the Bristol Road with a small structure in the centre of the area, opposite Hempsted. The 1884 Ordnance Survey (Fig 5) shows that Wagon Works had been built in the north of the area by this time with Slate and Marble Works, Saw Mills and a Rope Walk on the eastern side of the Bristol Road. Saw Mills and Joinery Works had been constructed in the centre of the area along with a timber yard. In the south of the site area a Brick Works had been constructed alongside the canal and the Gloucester Gas Works had been built on the east side of the Bristol Road.

Goad's 1891 insurance plans show that the northern and central area of the HA21 site is dominated with timber and sawing mills that have even spread to the western side of the canal. A number of companies are recorded on this map, including W Wibby, Thomas Adams and Sons, Price Walker and Co., Ashbee and Son, Booth and Co., to name a few. Timber yards extend into the southern part of the HA21 site but there are also petroleum stores, boat building and oil stores alongside the canal. The 1903 Ordnance Survey (Fig 5) still shows all the timber yards and saw mills in the northern and central parts of the HA21 site. This map shows the railways or tramways that run from the buildings to the canal and that new road has also been built, in the very north of the area of the HA21 site, called Madleaze Road, and on the opposite side of the canal Monk Meadow dock has been constructed. The timber yards have also been expanded by the construction of a large timber pond on the west side of the canal. On this map, the southern part of the HA21 site contains few buildings although a dry dock and a boat house can be seen. The houses on the east side of Bristol Road have increased by this time with a number of new streets being laid out at 90 degrees to Bristol Road. On the west side of Bristol Road, within the footprint of the HA21 site, a number of short rows of houses can be seen interspersed with the industrial buildings.

Expansion of this industrial sector alongside the canal can be seen on the 1920s Ordnance Survey (Fig 5) along with the continued expansion of the housing to the east of Bristol Road. The northern

part of the site retains its use as timber yards and saw mills. The industrial expansion has also carried over the Bristol Road with a match factory, engineering works and tram depot shown on the map in the northern. Further south, also on the eastern side of the Bristol Road, a chemical works has been constructed adjacent to the railway line. To the south of Hempsted Bridge, a number of Boat Houses can be seen within the HA21 site and on the west side of the canal the Standard Match Factory has been constructed close to the bridge. A little further south within the site, a Concrete Works has been constructed and in the very south of the site a Timber Yard and Saw Mill have also been built. Alongside the canal a 'Travelling Crane' is marked on the map at this point.

By the time of the 1930s Ordnance Survey (Fig 5) expansion of the housing on the east side of Bristol Road has extended almost as far south as Hempsted Bridge. The timber pond on the west side of the canal is shown as partly filled in and to the north of this, around Monk Meadow Dock, a large number of industrial buildings have been constructed although their function is not marked. It is recorded that storage depots for petroleum were built along the canal, including at Monk Meadow Dock, from the late 1920s (Conway-Jones, p128). The buildings shown on the map at Monk Meadow Dock must be petroleum storage structures. Just to the north of Hempsted Bridge, on the east side of Bristol Road, a new engineering works is marked on the map along with extensions to the chemical works to it south. The Standard Match Factory, on the west side of the canal, has been greatly extended by this time and to the east of the Bristol Road in the very south of the HA21 site a number of houses within their own strip plots have been constructed. A little further east of these houses a new 'Ladder Works' has been constructed.

The 1942 Land Utilisation Survey shows the whole of the HA21 site, and much of the adjoining land, coloured red. This signifies that the land is 'so closely covered with houses and other buildings or industrial works as to be agriculturally unproductive'. Although the map also shows that meadow land runs right up to the edge of the HA21 site at places in the south of the area. The 1950s Ordnance Survey (Fig 5) shows little change of substance within the northern part of the HA21 site. Many of the industrial buildings have been consolidated into large structures instead of a number of smaller buildings close together. To the west of the canal, the timber pond has further silted up and the petroleum storage around Monk Meadow has increased. Along the eastern side of the Bristol Road a number of engineering works can be found interspersed within the houses and larger works can be found to the south of the houses. The area to the immediate south of Hempsted Bridge can be seen to be more built up, including a boat house, social club and oil storage depot with a builder's yard and another depot on the eastern side of Bristol Road. The gas works close to the south of the HA21 site has expanded hugely to the east by this time and to the south of the site can be seen further industrial buildings spreading northward from outside the area of the site.

By the time of the 1960s mapping, some of the areas of the HA21 site were being cleared and some have had all structures demolished and replaced with new buildings. The area of housing to the east of the Bristol Road, however, remains unchanged. Current mapping shows that the clearing and replacing of buildings has continued into the present. The biggest change in the area surrounding the HA21 site is the expansion of the housing on the west side of the canal. The village of Hempsted has expanded so much that the houses now reach the canal edge in the north and central part of the area, no doubt partly because of the new road running from the south of site, where it crosses the canal, northwards past Hempsted.

2.3 Potential for Further Assets

The HA21 site runs along the side of the canal and will have been subject to some earth moving

which may have compromised any possible archaeological evidence along with the 19th century and later buildings that have been built within the HA21 site boundary. However, with a large number of Roman finds being recovered to the north, east and west of the HA21 site and medieval archaeology being recovered from within the site it is likely that there will be further archaeological evidence to be found within the site itself.

3. Significance

3.1 Intrinsic interest of the site

The area of the HA21 site is of interest because of the possible archaeological evidence that may exist within the site. The industrial ‘saw-toothed gabled’ building in the very north of the HA21 site is also of interest as the last surviving building of the Gloucester Railway Carriage and Wagon Works and as a surviving late 19th century industrial structure. In the southern part of the site, close to the Hempsted Bridge, are the two possible salt warehouses dating from 1836. These are of interest as surviving warehouse buildings of the early to mid 19th century.

3.2 Relative importance of the site

There are no designated heritage assets within the HA21 site and it therefore holds little national importance. Although there are a number of listed buildings and a scheduled monument within the vicinity of the site, none of them are associated with the site itself. A number of undesignated heritage assets have been identified within the site, including early 19th century warehouses and a late 19th century industrial building. Further undesignated heritage assets are likely to be within the boundary of the site and detailed building assessment would be required to identify them. All of the undesignated heritage assets should be protected from development.

3.3 Physical extent of important elements

The physical extents of upstanding structures within the HA21 site include the former Gloucester Railway Carriage and Wagon Works building and the possible former salt warehouses. It is possible that within the mix of buildings on the HA21 site other historic structures have survived and a detailed building assessment would be required to identify them. All the undesignated heritage assets should be protected from development.

The physical extent of buried features on the site cannot be identified because any archaeological features that could exist have yet to be investigated.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on ‘Conserving and Enhancing the Historic Environment’. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major	Demonstrable improvement to a designated heritage asset of the highest order (or its
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Enhancement	setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the HA21 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however given the likelihood of archaeology existing on the site

and the requirements of modern development, any proposals for the site would have an impact upon this archaeology causing partial or complete loss. This would cause **Moderate Harm** to heritage assets.

4.2.2 Built Heritage

Any development within the HA21 would have a detrimental impact on the historic buildings existing within the site. It is possible that development would require the complete clearance of the site and as such this would cause **Major Harm** to the heritage assets. Should a development require conversion or alteration of the historic buildings this would cause **Minor Harm** to the heritage assets.

4.2.3 Settings

To the north and east of the HA21 site are a number of listed buildings which would be affected by any development within the site. The whole area is currently industrial in nature and a number of the listed buildings look out upon the industrial estates within the HA21 site. Sympathetic development within the site would be an **enhancement** of the area and would have a positive effect upon the settings of the listed buildings. However, development as an industrial or retail park would have the opposite effect on the listed buildings and would cause **Minor Harm** to the heritage assets.

4.3 Improvements and Enhancements

Retention and incorporation of all of the historic buildings within the HA21 site, including, but not exclusively, the former Gloucester Railway Carriage and Wagon Works building and the possible former salt warehouses would be an **enhancement** to the area. Removal of the rundown and mid to late 20th century industrial buildings would be an **improvement** to the area.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of the near-by listed buildings should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance *The Setting of Heritage Assets* (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- The buildings of the former Gloucester Railway Carriage and Wagon Works, the possible salt warehouses and the two chimneys should be retained and put forward for inclusion in the forthcoming Local List along with any other structures identified in a detailed built heritage assessment.
- The buildings within the HA21 site should be assessed with an initial built heritage assessment followed by, if necessary, building recording of all historic structures. Both should be produced in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Retention of all historic structures, as identified by the built heritage assessment and building recording, including putting forward the structures for inclusion in the forthcoming Local List.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d).
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Setting of close listed buildings to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.
- The design of any development should take into account the style and design of the many 19th century buildings along the eastern side of Bristol Road.
- Any development should preserve, and where possible, enhance the character and setting of the close listed buildings.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 6.

The January 2015 SALA report (GCC 2015a) includes the HA21 site and describes it as ‘retain as employment land’ and ‘multiple ownerships and therefore are not available or achievable’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the HA21 and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist within the site and whether they would be at risk of harm from a development. It is considered that development on the HA21 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 25.29 hectares of the site, a total area of 1.63 hectares would be unavailable leaving an area of **23.85 hectares available for development** although this figure may drop following a built heritage assessment of the site area. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

HER	Name	Period	Type	Details
GUAD194	Bristol Road	Romano-British Medieval Post-medieval	Finds	Stray finds. Roman brick and tile fragments and key; Anglo-Saxon girdle hanger; Medieval pin; lead bullet; Medieval to post-medieval ford of stones.
GUAD195	Bristol Road and Stroud Road junction	Romano-British	Burials	Stray finds. Burials found during sewer excavation most probably Romano-British
GUAD197	West of Bristol Road	Roman-British	Lamp	Stray find. Roman terracotta lamp.
GUAD198	West of Bristol Road	Romano-British Medieval	Finds	Stray finds. Roman pin with medieval arrowhead, pin and finger ring.
GUAD952	Bristol Road and Lower Tuffley Lane junction	Post-medieval	Watching Brief	Pitched stone make-up layer with two successive limestone surfaces recorded.
GUAD1141	35 Cecil Road	Romano-British	Coin	Stray find. Roman coin, Ae3 of Valentinian I (364-375AD)
GUAD1142	38 Granville Street	Romano-British	Coin	Stray find. Roman coin, As of Germanicus Caesar (early 1 st C AD)
GUAD1143	69 Granville Street	Romano-British	Coin	Stray find. Roman coin, Dupondius of Domitian (late 1 st C AD)
GUAD1174	10 Shakespeare Avenue	Romano-British	Coin	Stray find. Roman coin of URBS ROMA (330-335AD). Struck by Constantine and his successors to reinforce continuity after founding of Constantinople as centre Roman world
GUAD1175	Shakespeare Avenue	Medieval	Field Observation	Site of Podsmead moat, one side remained in 1952 measuring 42m long and 12 m wide, water filled
GUAD1176	Shakespeare Avenue	Medieval	Documentary Record	Documentary evidence for Podsmead moat
GUAD1179	East of Podsmead Road	Romano-British	Coin	Stray find. Roman coin, Ae3 of Constantine II (317-337AD)
GUAD1193	East of Podsmead Road	Romano-British	Coin	Stray find. Roman coin, Denarius of Domitian date 80AD
GUAD1235	Podsmead Farm	Post-medieval	Watching Brief	Post-medieval rebuilding of moated farm buildings recorded
GUAD1272	Hempsted Lane	Roman Modern	Watching Brief	2 nd to 4 th century coins recovered and concentration of World War II shrapnel
GUAD1280	South West Bypass	-	Evaluation	No archaeological features recorded
GUAD1298	Talbot Mews	Post-medieval	Watching Brief	Revealed pond back-filled with furnace waste
GUAD1294	20-30 Masefield Avenue	-	Watching Brief	No archaeological features recorded
GUAD1314	258 Bristol Road	Medieval	Watching Brief	Large pit of probable medieval date.

GUAD1315	153 Bristol Road	-	Watching Brief	No archaeological features recorded
GUAD1336	4 Podsmead Place	Undated	Watching Brief	Undefined and undated pit or linear feature
GUAD1362	72 Tuffley Crescent	-	Watching Brief	No archaeological features recorded
GUAD1365	7 Cecil Road	-	Watching Brief	No archaeological features recorded
GUAD1440	Monk Meadow	-	Evaluation	No archaeological features recorded
GUAD1511	Clifton Road and Bristol Road junction	Post-medieval	Evaluation	Two linear features, posthole and two wells revealed.
GUAD1531	Linden Primary School	-	Watching Brief	No archaeological features recorded
GUAD1583	Tuffley Park	-	Watching Brief	No archaeological features recorded
GUAD1645	Land east of Hempsted	Medieval Post-medieval	Geophysical survey Evaluation	Geophysics revealed ridge and furrow and a trackway. Evaluation showed that ridge and furrow was medieval with the trackway being post-medieval in date.
GUAD1660	Monk Meadow	-	Desk-Based Assessment	Surviving medieval ridge and furrow but mainly disturbed ground
GUAD1647	MOD Fuel Pumping Station	-	Desk-Based Assessment	High potential for medieval and Roman remains
GUAD1704	South west bypass	Post-medieval	Watching Brief	Small furrows, backfilled brook, three post-medieval ditches and spread of post-medieval building rubble.
GUAD1716	Monk Meadow, Hempsted Lane	Medieval Modern	Evaluation	Medieval marshland deposits sealed by modern overburden
GUAD1723	Canal Corridor	-	Desk-Based Assessment	Potential for palaeoenvironmental, prehistoric, Roman, medieval and post-medieval remains
GUAD1751	Tuffley Park	-	Watching Brief	No archaeological features recorded
GUAD1777	43 Stroud Road	-	Watching Brief	No archaeological features recorded
GUAD1802	22 Sandalwood Drive	-	Excavation	No archaeological features recorded
GUAD1805	117 Bristol Road	-	Watching Brief	No archaeological features recorded
GUAD1875	South West Bypass	Modern	Watching Brief	World War II underground petrol tanks identified
GUAD1894	Hempsted Lane	Medieval Post-medieval	Watching Brief	Medieval metalled road surface and fragment of 19 th C wall recorded.
GUAD1937	Land adj Gloucester and Sharpness Canal (Gloucester Quays)	-	Desk-Based Assessment	Potential for medieval archaeology but unlikely to contain Roman or Saxon
GUAD1982	Tuffley Crescent	-	Desk-Based Assessment	Limited archaeological potential although Romano-British coins and road and medieval moat close to the site.
GUAD1989	Gloucester Quays	-	Desk-Based	History of area including

	Urban Regeneration		Assessment	Llanthony Secunda Priory site
GUAD2002	Gloucester City Football Club	-	Desk-Based Assessment	Agricultural land since medieval period with little evidence of archaeological activity prior to this.
GUAD2012	Gloucester Quays	Medieval Post-medieval	Watching Brief	Medieval and post-medieval finds and structures recorded in test pits.
GUAD2013	Gloucester Quays (Urban regeneration)	-	Desk-Based Assessment	Summary of archaeological and historical background of Quays area
GUAD2068	Gloucester Quays (Cultural heritage)	-	Desk-Based Assessment	Assessment of built environment of Quays area
GUAD2100	Bristol Road	-	Desk-Based Assessment	Little potential for survival of archaeological deposits
GUAD2104	Secunda Way	-	Geotechnical Assessment	Showed extensive 'made-ground' overlying natural clay
GUAD2121	84 Frampton Road	-	Evaluation	No archaeological features recorded
GUAD2160	Land at 26 Hempsted Lane	-	Desk-Based Assessment	Potential for palaeoenvironmental and Roman remains and ridge and furrow
GUAD2180	Former Gas Works	-	Desk-Based Assessment	Potential for Roman and later agricultural evidence but area has been considerably impacted by gas works
GUAD2184	Newark Farm, Hempsted	-	Desk-Based Assessment	Evidence of Roman settlement and burials and medieval earthworks. Listed buildings, scheduled monument and historic farmstead also within area.
GUAD2216	Former Jet and Whittle Pub, Shakespeare Av.	-	Evaluation	No archaeological features recorded
GUAD2222	Land at Hempsted	-	Desk-Based Assessment	Potential for pre-medieval remains. Ridge and furrow survives.
GUAD2244	Land east of Hempsted Lane	Romano-British Medieval	Evaluation	Romano-British and medieval pot recovered and undated ditches recorded.
GUAD2257	Land at Rea Bank	-	Desk-Based Assessment	Possible prehistoric or Roman seasonal wetland exploitation with historic field boundaries, ridge and furrow and drainage ditches
GUAD2279	Calton Road	-	Desk-Based Assessment	Showed potential for the presence of buried archaeological remains of Romano-British and post-medieval to modern date in the area.
NHLE1002091	Llanthony Secunda Priory	Medieval	Scheduled Monument	Site of medieval Augustinian priory founded in the 12 th century. Some upstanding remains survive and are listed.
NHLE1245636	155 and 157 Southgate Street	Post-medieval	Listed Building	Grade II. Semi-detached houses of 1835 now post office and café. Brick with stucco, six bays, pilasters, entablature and

				parapet.
NHLE1245823	Canal Mile Post	Post-medieval	Listed Building	Grade II. 1827. Painted, triangular, stone post with rounded top. Incised serif lettering and numbers.
NHLE1245993	Norfolk Buildings, 73-91 Bristol Road	Post-medieval	Listed Building	Grade II. Terrace of 10 houses built in 1836 by Thomas Fulljames in Greek Revival style.
NHLE1271710	Llanthony Provender Mill, Baker's Quay	Post-medieval	Listed Building	Grade II. Oil and cake mill of 1862 by George Hunt of Evesham for Foster Brothers. Red brick with bands of blue engineering brick, tall multiple bays. Gutted by fire 2016
NHLE1271785	5 and 7 Stroud Road	Post-medieval	Listed Building	Grade II. Pair of early 19 th century houses with later additions and alterations.
NHLE1271786	13 and 15 Stroud Road	Post-medieval	Listed Building	Grade II. Two early 19 th century houses, originally one house, with 20 th century alterations. Painted stucco.
NHLE1271787	23 to 33 Stroud Road	Post-medieval	Listed Building	Grade II. Terrace of six houses of early 19 th century. Stucco on brick, pilasters with moulded bases and capitals.

II. Plates



Plate 1 Northern part of HA21 site from the north east



Plate 2 The southern part of the HA21 site from the north



Plate 3 The southern salt warehouse on Bristol Road, from the west



Plate 4 The same salt warehouse on Bristol Road, from the south east



Plate 5 The northern salt warehouse on Bristol Road, from the south west



Plate 6 Last surviving building of the Gloucester Railway Carriage and Wagon Works



Plate 7 Madleaze Chimney from the east before the height was lowered.



Plate 8 Madleaze Chimney from the east after height was lowered

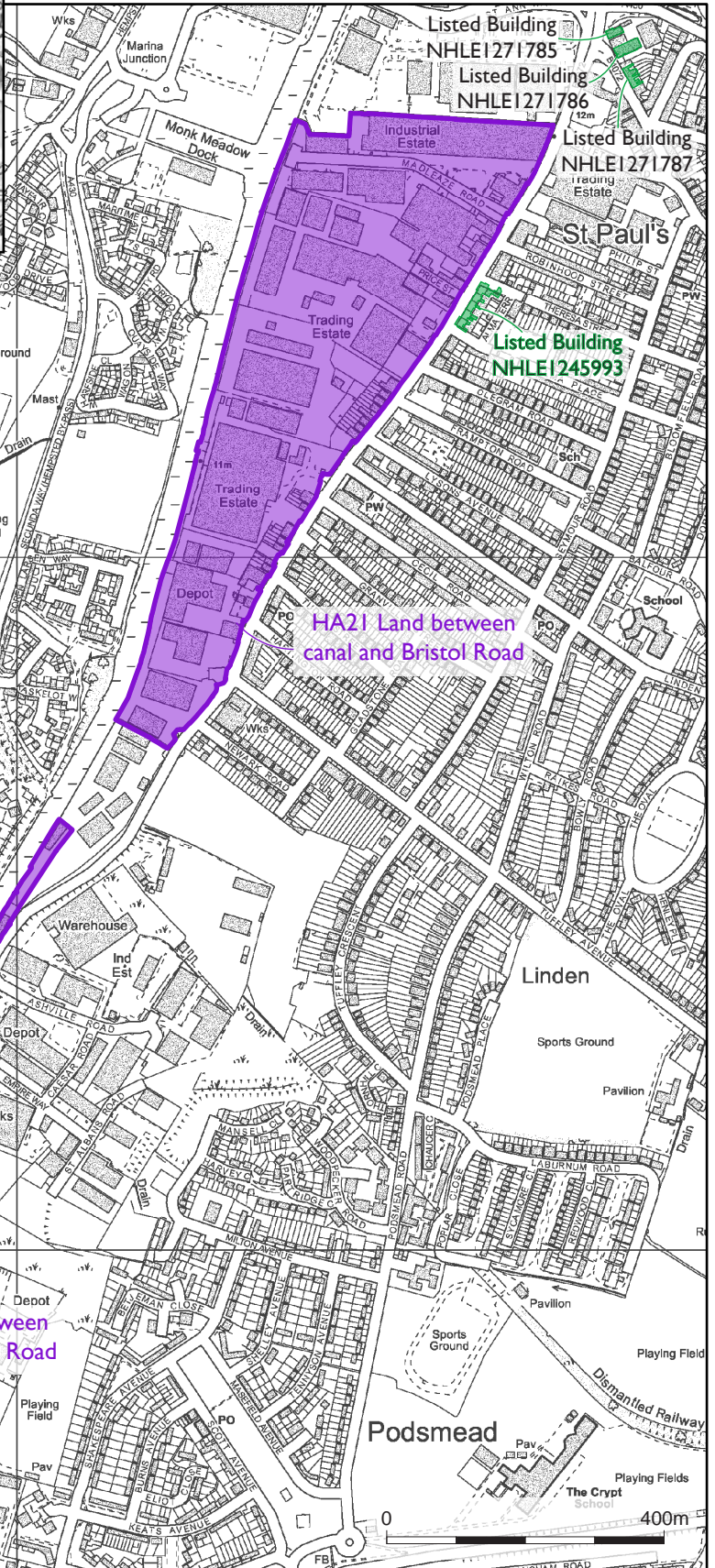
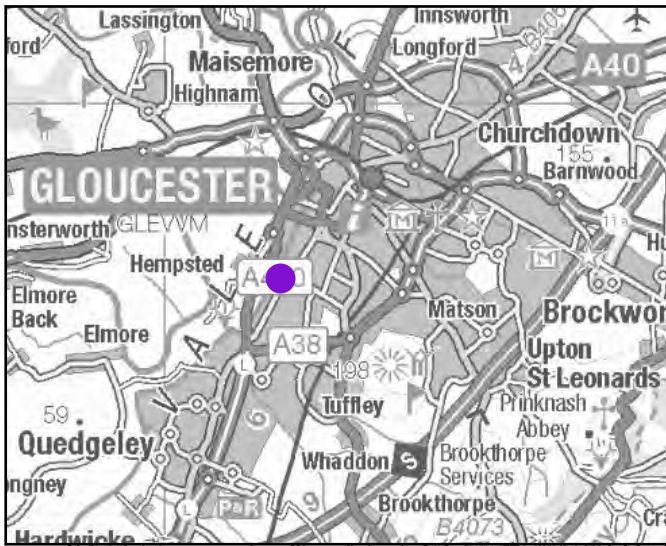


Plate 9 Mill Place Chimney from the east

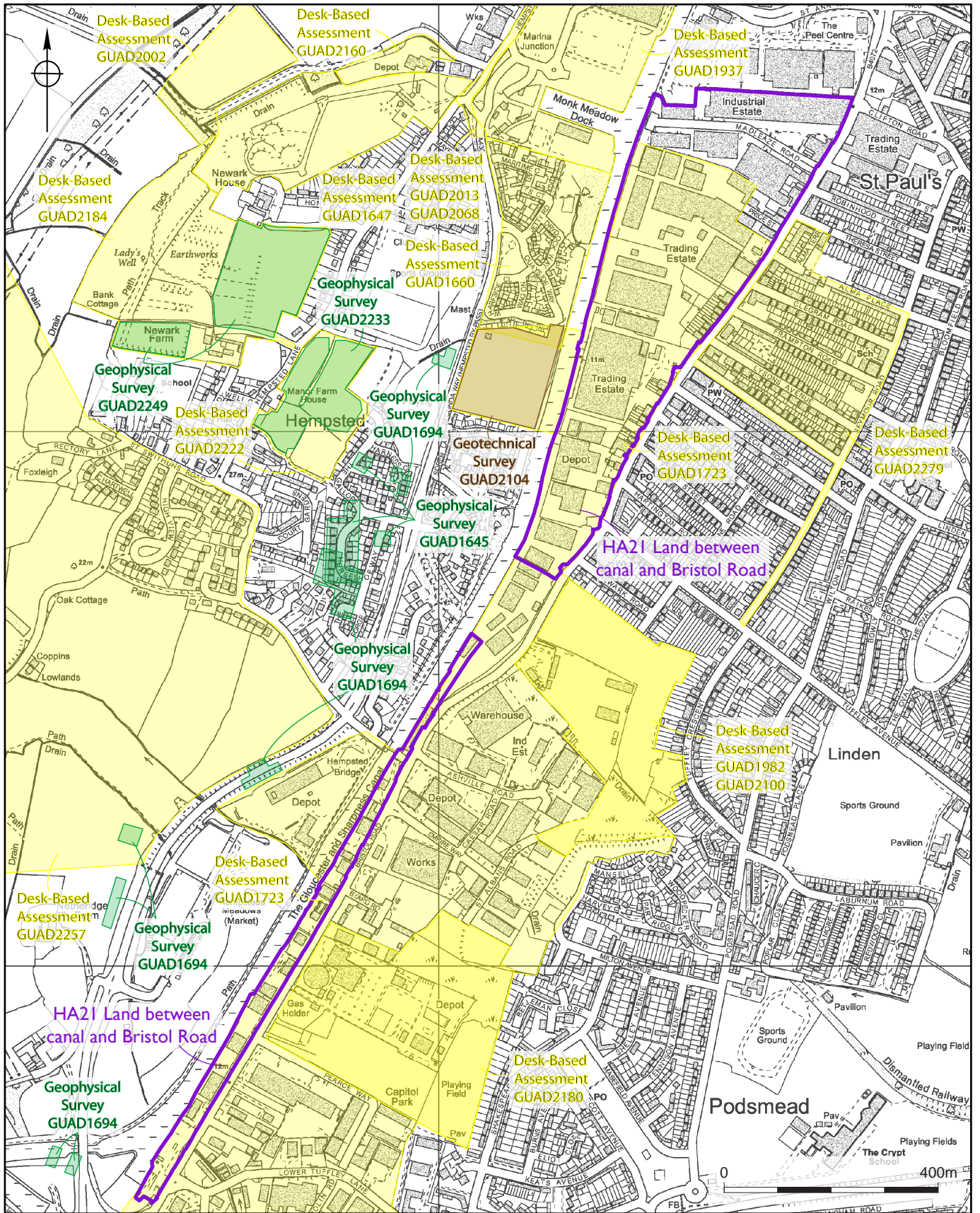


Plate 10 Mill Place Chimney from the west

12. Figures



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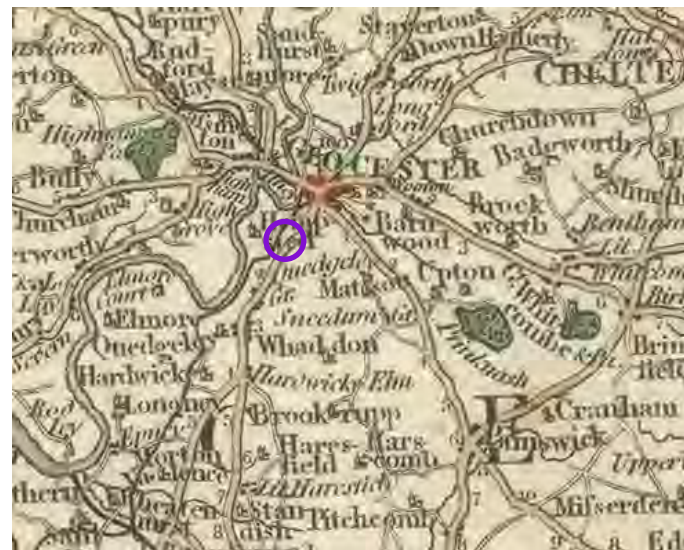


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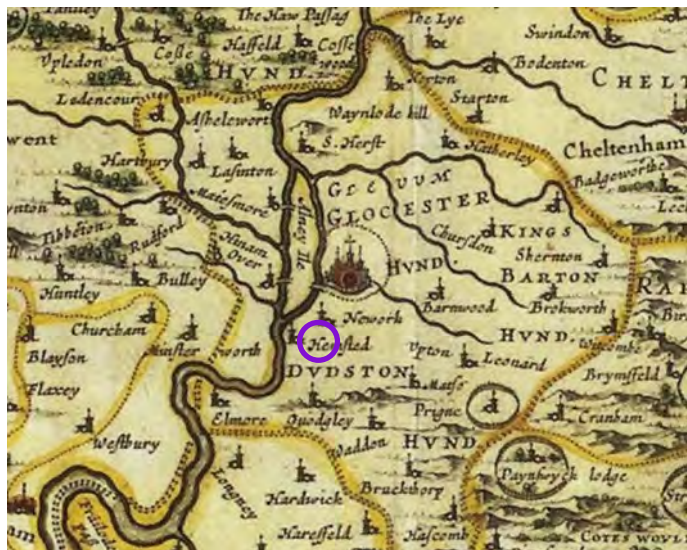
Figure 2 - Archaeological information



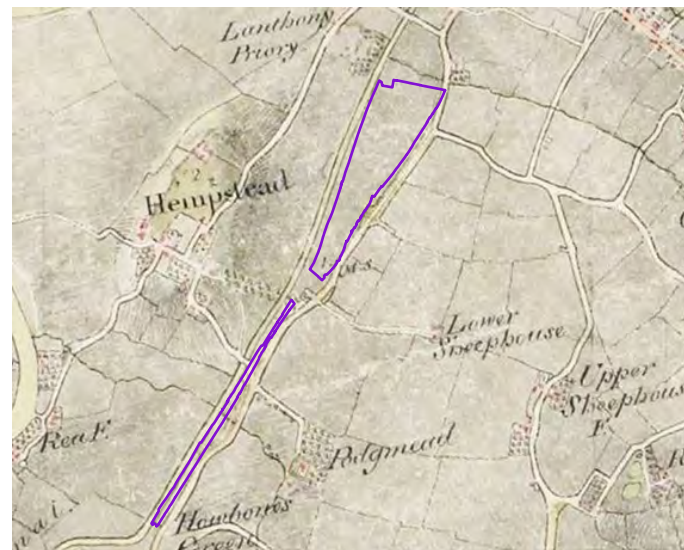
1583 Saxton map



1794 Cary map

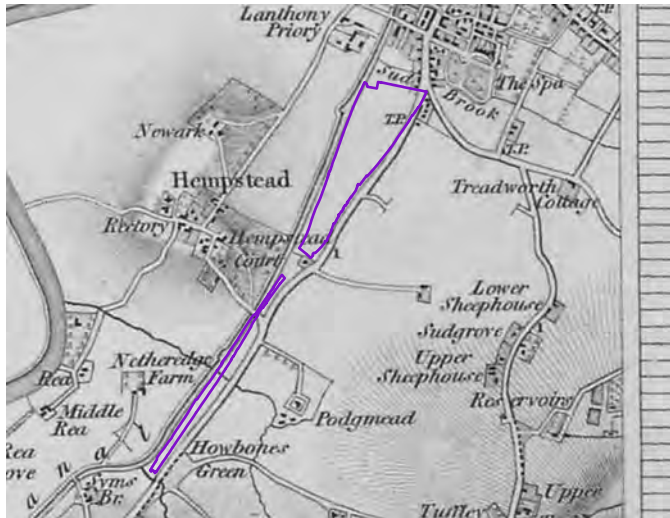


1646 Bleau map

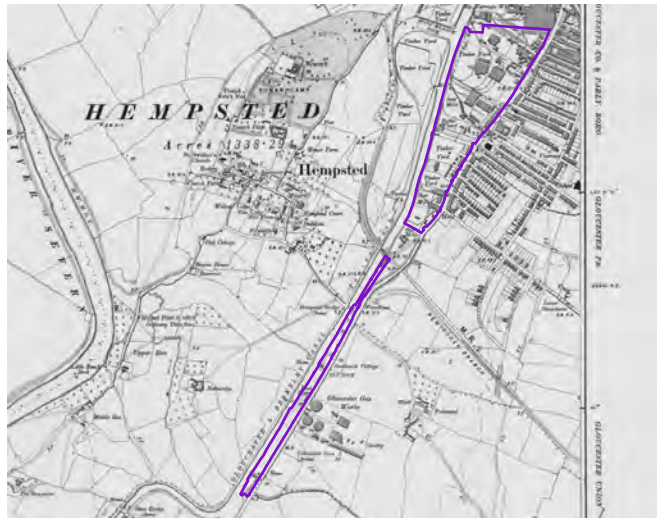


1811 Dawson map

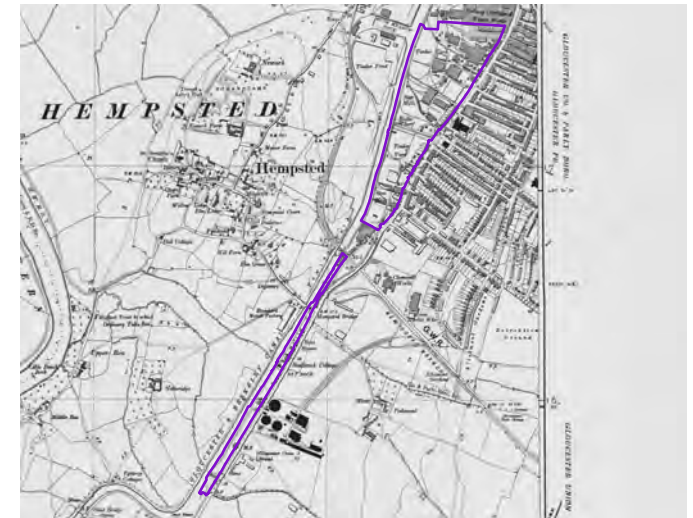
Figure 4 - Historical mapping



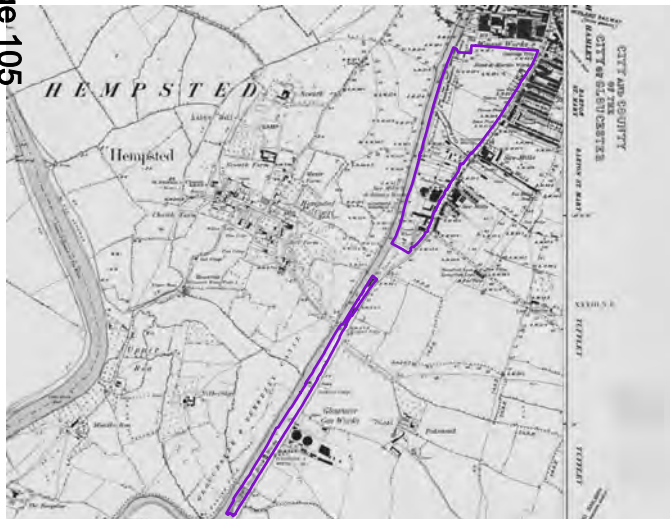
1831 Ordnance Survey



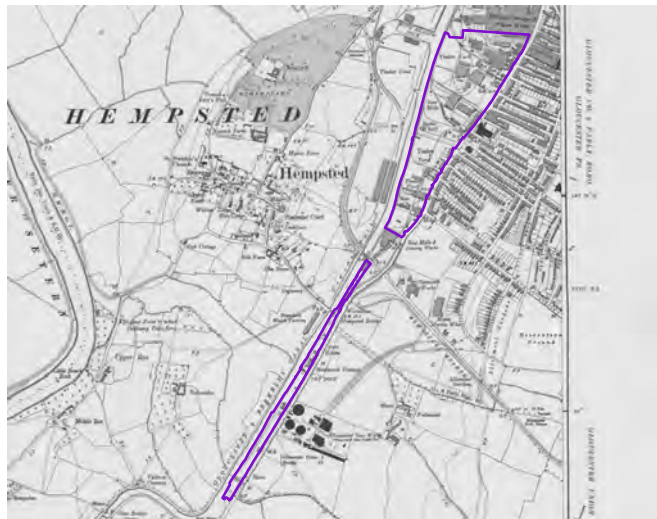
1903 Ordnance Survey



1938 Ordnance Survey



1884 Ordnance Survey

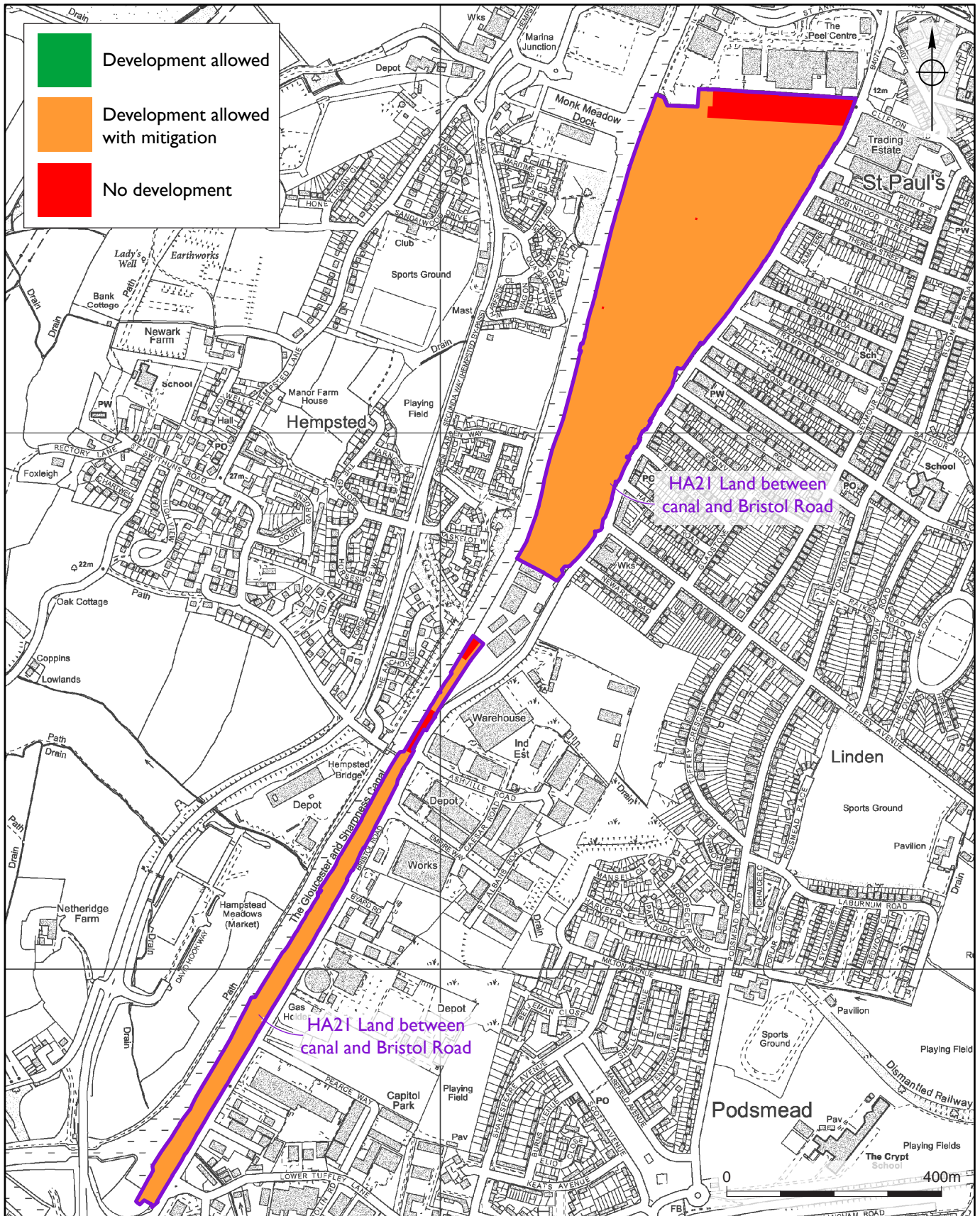


1921 Ordnance Survey



1952 Ordnance Survey

Figure 5 - Historical mapping



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Figure 6 - Recommendations

SUB09 Land at the Wheatridge

Site Historic Environment Assessments for Strategic Assessment of Land Availability (SALA)

November 2016

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

SUB09 Land at The Wheatridge

1. Background

1.1 Location

This site historic environment assessment consists of SUB09 Land at The Wheatridge located within the Ward of Abbey within the wider boundary of Gloucester City (Fig 1). It consists of open land bounded by The Ash Path footpath in the west, the gardens of houses facing The Wheatridge and Wheatway in the north and east and the gardens of houses on Georgian Close in the south.

1.2 Site Visits

Site visits were undertaken in October 2016. Photographs of the site have been reproduced in this document as Plates 1-2. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

1.3 Topography, Geology and Land Use

The site encompasses an area of 2.28 hectares (Fig 1), is centred on NGR SO 8605 1550 and is located on a slope that runs upwards from north to south. It lies at a height of between 53.3m and 57.8m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. This bedrock is overlain in the west of the site by superficial deposits of 'Cheltenham Sand and Gravel' formed up to three million years ago from the material accumulated by downslope movements (*ibid*). The soils overlying the area are sandy to sandy loam in the west with the rest of the site having clayey loam to silty loam soils (UKSO 2015).

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site. It is not part of a registered park or garden or a battlefield. The site is also not within a Conservation Area.

There are no open planning applications for the site and the only historical application for the site relates to the construction of the surrounding housing estate (P/1323/73) in the 1970s.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the SUB09 site area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

There have been three previous assessments to the north of the SUB09 site, all of them desk-based assessments. GUAD2047 and GUAD2095 covered the same area and the assessments indicated a high probability of archaeological structures relating to a medieval mill to exist within the area. GUAD2136 was a desk-based assessment of a large area of and showed the possibility of settlement as all periods to exist within the area.

2.1.2 Prehistoric, Roman and Saxon

Archaeology

There have been a small number of prehistoric artefacts recovered from the area around the SUB09 site. West of Stewarts Mill Lane a struck flint core (GUAD1087) was recovered from topsoil. A watching brief at Nightingale House (GUAD1250) revealed no features but did recover unstratified finds including a flint blade. Fieldwalking and an evaluation on the Abbeydale III site (GUAD2136) also recovered a number of flints.

As with the prehistoric period, a small amount of Roman evidence has been recorded in the area surrounding the SUB09 site. The watching brief at Nightingale House (GUAD1250) recovered an unstratified Roman trumpet brooch. South of The Wheatridge (GUAD1102) a coin of Gallienus (260-268AD) along with Samian, Black-Burnished Ware, tegula and sandstone tiles were recovered. An excavation at The Portway (GUAD1098) recorded a polygonal building, possibly a shrine, with field boundaries and gullies, pottery and a carved stone head all of Roman date. The Abbeydale III investigations (GUAD2136) recovered Roman pottery from the fieldwalking and trenching.

There is no known evidence of Saxon occupation in the area within and surrounding the SUB09 site.

2.1.3 Medieval

Archaeology

There are a number of records relating to the medieval period in the area surrounding the SUB09 site. GUAD1088 and GUAD1103 are documentary records of medieval mills that were still in use in the early 20th century. A watching brief in Painswick Road (GUAD1201) revealed a metalled medieval street alignment. A further metalled medieval trackway was recorded during a watching brief in The Wheatway (GUAD1200). On The Wheatridge, a watching brief (GUAD1213) uncovered a number of medieval merestones (field boundary markers).

Built Heritage

The only record of a surviving medieval building in the area surrounding the SUB09 site is the grade II* listed medieval Church of St Leonard (GHER8402, NHLE1154810) in Upton St Leonard's to the south of the site. The church is late 13th century in date and has a 15th century tower.

2.1.4 Post-medieval

Archaeology

In the area surrounding the SUB09 site there are only a small number of post-medieval recorded sites. A watching brief at Wheatridge Court (GUAD1249) recovered a number of post-medieval artefacts from metal detecting over the area, although no archaeological features were revealed. Unstratified post-medieval objects were also recovered during a watching brief at Nightingale House (GUAD1250). At The Wheatway (GUAD1200) and Painswick Road (GUAD1201) watching briefs recorded a number of successive post-medieval surfaces over-lying medieval metalled surfaces.

Built Heritage

There are a large number of listed post-medieval structures within the churchyard of St Leonard's Church. All of these are tombs and are dated to the 17th, 18th and 19th centuries. Of particular note are two grade II* monuments and a grade II sundial. The two monuments are chest tombs of 17th century date. The oldest is dated 1657 (NHLE1247880) and is inscribed to the memory of the Richard Ockold. The other chest tomb (NHLE1154902) is also inscribed to the memory of Richard Ockold (son of the previous) and is dated 1689. The sundial (NHLE1090776) is 18th century of limestone with iron finial and gnomons on a 19th century base.

To the south of St Leonard's Churchyard is the grade II listed Churchfield Road Primary School (NHLE1090775). This school is Gothic Revival in style and was built in 1850 to a design by Henry Woodyer. Also grade II listed (NHLE1340611) are the boundary wall, railings and gates to the school that were also designed by Henry Woodyer and built around 1850. Close to the primary school building is a grade II listed Well Head (NHLE1154802). This is also dated to around 1850 and designed by Henry Woodyer. It is constructed of limestone in Gothic style with an iron hand pump mechanism.

There are also a number of unlisted post-medieval buildings in the area around the SUB09 site. To the immediate south east of the site are two pairs of 1890s brick semi-detached houses, 128 and 130 The Wheatridge East and 132 and 134 The Wheatridge East. To the north is 46 The Wheatridge (formerly Wheatridge House) an 1890s brick house with hipped roof, decorative ridge tiles, gutter with decorative frieze and two canted bay windows to the ground floor.

2.1.5 Modern or Undated

Archaeology

A number of archaeological investigations in the area surrounding the SUB09 site have revealed no archaeological features, only natural soils and geology. These are watching briefs at 6 Upton Lane (GUAD1368), Heron Primary School (GUAD1400), 18 Oxmoor (GUAD1393), 441 Painswick Road (GUAD1306) and 26 Briar Lawn (GUAD1318).

Built Heritage

There are a large number of modern buildings in the area surrounding the SUB09 site although these are mostly generic houses built during the 1970s to 1990s. Mixed amongst these wide spread housing estates are a small number of earlier structures. To the north of the SUB09 site is 62 The Wheatridge (Windways) which was designed by H F Trew and built in 1927. It is 'brick, roughcast, with tiled roof, gables and big chimneys' (Verey and Brooks 2002, p594). Two pairs of 1930s semi-detached houses were built to the immediate east of the site, 112 and 114 The Wheatridge East and 116 and 118 The Wheatridge East. These are now roughcast, painted white, and have shared chimney stacks and hipped roofs. A little to the north are a pair of late 1920s/early 1930s semi-detached one a half storey houses, 117 and 119 The Wheatridge East, with through eaves gabled

dormers. Further north, close to the former Wheatbridge House are another pair of semi-detached houses, 40 and 42 The Wheatridge. These are early 20th century in date and constructed of red brick.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

Views into the SUB09 site can be seen from The Wheatridge East and from The Ash Path, the footpath which runs along the west boundary of the site. These views show a sizeable greenspace within the large housing estates of the surrounding area. Views of the site can also be seen from the surrounding properties of the The Wheatridge East, Wheatway, Oxmoor, Georgian Close and Simpson's Orchard. Obviously any development within the SUB09 will have an effect upon these views.

The western boundary of the site runs along the edge of the Ash Path footpath and is marked by shrubs and trees. The eastern part of the boundary is also marked by trees, shielding views into the site from some of The Wheatridge East and Simpson's Orchard. Any development of the site have an impact upon this mature planting.

2.2 History and Map Regression Analysis

Historically, the area of the SUB09 site has been open fields to the north of Upton St Leonards and was likely to be associated with that settlement. Historic mapping of the area shows little detail on the early maps of the 16th century, Saxton 1583, 17th century, Bleau 1646, and 18th century, Cary 1794 (Fig 3). They show the settlements, rivers and roads only without any of the detail of individual fields or buildings.

The first map to include any detail is the 1811 Dawson map (Fig 3) which shows the area of the SUB09 site as a large field adjacent to a road and a track. There are two mills to the north east, Greens Mill and Browns Mill, and Upton St Leonards lies to the south. The same detail is also shown on the 1828 Ordnance Survey including the mills, Greens Mill and (renamed) Owens Mill. The 1884 Ordnance Survey (Fig 4) first edition shows even more detail of the area around the SUB09 site with the area of the site itself shown as part of a large field that is bounded on the east and west by tracks lined with stones. These are most likely medieval merestones, some of which were recovered during excavations in the area (GUAD1213). To the north of the site is the Upper Barnwood Mill, which is shown as Greens Mill on the 1828 map. To the east of the site are Elm Court and the mill that was previously labelled as Browns Mill and then Owens Mill. To the immediate south west of the site are two buildings within orchards that are farm buildings and include a pigsty. Remains of strip fields can also be seen to the south east of the site. The 1902 Ordnance Survey (Fig 4) still shows the mill to the north of the SUB09 site, Elm Court and the mill to the east and the farm buildings to the south east. There are also number of buildings now shown to the immediate south east of the site (128 to 134 The Wheatridge East) and some further houses to the west and north of the site. The tracks shown on the 1884 map have, by this time, become roads and very few of the merestones appear to remain.

The 1923 Ordnance Survey (Fig 4) show very little change in the area of the SUB09 site with only a small number of further houses being constructed in the north and the south. The construction of

new houses within the area of the SUB09 site can be seen to be continuing on the 1936 Ordnance Survey (Fig 4). The area to the south has become built up along Churchfield Road and to the west of the site a further four houses have been constructed (112 to 118 The Wheatridge East). To the north east a pair of late 1920s/early 1930s have been constructed (117 and 119 The Wheatridge East) and north of the SUB09 site a new house has also been constructed. This is Windsway, designed by HF Trew and built in the late 1920s. By the time of the 1955 Ordnance Survey (Fig 4), further houses have been constructed on both sides of the The Wheatridge East and to the south of the SUB09 site a housing estate has been constructed on the outskirts of Upon St Leonards. 1970s mapping shows the build-up of housing in the area with large estates constructed to the north and west of the SUB09 site and by the 1990s the area to the east of the site has also been covered in housing.

2.3 Potential for Further Assets

Despite there being only a small amount of archaeological evidence within the vicinity of the SUB09 site, records of prehistoric, Roman and medieval activity do exist for the area. It is unlikely that prehistoric or Roman activity within the site was extensive but there could still be evidence or remains of this date found within the site. The western boundary of the site runs along the Ash Path footpath. This path has been in existence at least since the early 19th century, when it is shown on a map of 1811, and given that it was marked by merestones in the late 19th century it is likely to be of medieval origin. Evidence of the medieval merestones may be found during archaeological investigation possibly along with evidence of the medieval use of the site.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB09 site is of interest for the potential archaeological remains that may exist within its boundaries.

3.2 Relative importance of the site

The SUB09 site has little national importance as it does not contain any designated asset.

3.3 Physical extent of important elements

The western boundary of the SUB09 site follows the route of a pathway marked with medieval merestones on historic mapping that has remained unchanged to this date. Any further physical evidence of the historic use of the site cannot be

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on 'Conserving and Enhancing the Historic Environment'. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the SUB09 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within

the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause Major Harm to the heritage asset.

4.2.2 Built Heritage

The SUB09 site does not lie within the vicinity of any listed buildings but it does have historic buildings close to it, 128 – 134 The Wheatridge East. Development within the site could have an impact upon the historic buildings and would cause **Minor Harm** to the heritage assets.

4.2.3 Settings

The SUB09 site is adjacent to historic buildings on The Wheatridge East. Any development within the site would have an impact upon the setting of the historic buildings and would cause **Minor Harm** to the setting of the heritage asset.

4.3 Improvements and Enhancements

The SUB09 site is an area of greenspace within surrounding housing estates. The historic buildings adjacent to the SUB09 site are currently screened from the site by mature planting this should be retained and increased within any development. This would be an **enhancement** of the historic buildings. Retention of greenspace within any development upon the SUB09 would be an **enhancement** of the development.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site. This may be followed by further archaeological work (excavation or watching brief).

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of 128-134 The Wheatridge East should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64

and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c)
- Setting of 128-1334 The Wheatfield East to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006)
- Any development should preserve and, where possible, enhance the character and setting of 128-134 The Wheatfield East. This could be achieved by increasing the screening along the site boundary.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB09 site and describes it as ‘located within a residential area’ and also ‘Open Space Strategy identifies shortfall of public open space in Abbey Ward’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the surrounding area of the SUB09 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the SUB09 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 2.28 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **2.28 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

HER	Name	Period	Type	Details
GUAD1087	West of Stewart's Mill Lane	Prehistoric	Flint	Stray find. Struck flint core found in topsoil.
GUAD1088	Off Stewart's Mill Lane	Medieval	Documentary Record	Site of Elm Court Mill. Probably medieval still in use in early 20 th C
GUAD1098	The Portway	Romano-British	Excavation	Polygonal building (possible shrine) with field boundaries and gullies all Romano-British. Pottery, stone relief and carved stone head recovered.
GUAD1102	South of The Wheatridge	Romano-British	Finds	Stray finds. Coin of Galliensis (260-268AD). Pottery including Samian, Black-Burnished and rosette-stamped wares. Also tegula and sandstone tiles.
GUAD1103	North of Abbeymead Avenue	Medieval	Documentary Record	Site of Upper Barnwood Mill. Probably medieval still in use in early 20 th C
GUAD1200	The Wheatway	Medieval Post-medieval	Watching Brief	Medieval metalled trackway on alignment of The Portway. Overlain by post-medieval metalled surface
GUAD1201	Painswick Road	Medieval Post-medieval	Watching Brief	Medieval metalled street alignment with successive post-medieval layers on top
GUAD1213	The Wheatridge	Medieval	Watching Brief	A number of medieval merestones found (field boundary markers)
GUAD1249	Wheatridge Court	Post-medieval	Watching Brief	No features uncovered, only unstratified finds from manuring of soil.
GUAD1250	Nightingale House	Prehistoric Romano-British Post-medieval	Watching Brief	No features uncovered, only unstratified finds including flint blade, Romano-British trumpet brooch and post-medieval objects
GUAD1306	441 Painswick Road	-	Watching Brief	No features recorded
GUAD1318	26 Briar Lawn	-	Watching Brief	Only soils and natural geology recorded
GUAD1368	6 Upton Lane	-	Watching Brief	Only soils and natural geology recorded
GUAD1393	18 Oxmoor	-	Watching Brief	Only soils and natural geology recorded
GUAD1400	Heron Primary School	-	Watching Brief	Only soils and natural geology recorded
GUAD2047	Abbeydale	-	Desk-based Assessment	Showed possibility of important archaeological remains relating to Upper Barnwood Mill and water management system dating from 13 th C to early 20 th C
GUAD2095	Abbeymead	-	Desk-based Assessment	Indicated high probability of archaeological structures relating to Upper Barnwood Mill on site.

GUAD2136	Abbeydale III	- Prehistoric Romano- British	Desk-based Assessment Evaluation	Possibility of settlement of all periods within the area Pottery and flints of prehistoric and Roman date recovered from trench and fieldwalking
GHER8402 NHLE1154810	Church of St Leonard	Medieval	Listed Building	Grade II*. Late 13 th C with 15 th C tower and 19 th C enlargements of 1835, 1849, 1850 and 1889.
NHLE1090741	Mary Kemble Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Pedestal tomb dated 1793 and inscribed to Mary Kemble. Limestone with moulded panels and friezes.
NHLE1090742	Higgs Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Pedestal tomb dated 1796 and inscribed to James Higgs. Limestone and sandstone with fluted frieze and oval panels on sides.
NHLE1090743	Abell Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Pedestal tomb dated 1827 and inscribed to John Abell. Limestone sides and ends with sandstone top and lower base.
NHLE1090774	Churchfield Road Primary School	Post-medieval	Listed Building	Grade II. Built 1850. Gothic Revival design by Henry Woodyer. Rubble limestone with ashlar dressing and chimneys. H-plan with hall to north and 2-storey classroom block to south linked by single storey range.
NHLE1090776	St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Sundial. 18 th C on 19 th C base. Limestone with iron finials and gnomons. Inscriptions on step to base.
NHLE1090777	St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Group of 13 chest and pedestal tombs in 4 rows of 17 th , 18 th and early 19 th C dates.
NHLE1090778	Grimes Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1740 and inscribed to Robert Grimes. Limestone, lyre ended with moulded panel to each side.
NHLE1090779	Atkyns Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1670 and inscribed to Thomas Atkyns. Lyre ended with moulded oval and rectangular side panels.
NHLE1090780	Roberts Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1648 and inscribed to Henry Roberts. Limestone with panels to sides and ends divided by flat balusters.
NHLE1090781	Davis Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1709 and inscribed to Thomas Davis. Limestone, lyres ended with moulded rectangular side panels. .
NHLE1090782	John Kemble Monument,	Post-medieval	Listed Building	Grade II. pedestal tomb dated 1829 and inscribed to John

	St Leonard's Churchyard			Kemble. Sandstone with limestone with panel. Square with inset sides; limestone panel has portrait of woman mourner alongside urn.
NHLE1154802	Well Head, Churchfield Road	Post-medieval	Listed Building	Grade II. c1850 by Henry Woodyer. Limestone with iron hand pump mechanism. Conical top to square body. Tall hooded lancet openings on two faces. Decorative iron finial. Stands in west courtyard of school.
NHLE1154851	Smith Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1745 and inscribed to Thomas Smith. Limestone, lyre ended with moulded panels to each side.
NHLE1154856	Taylor Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb dated 1656 and inscribed to Robert Taylor. Limestone with panelled sides with flat balusters, cornice moulded top.
NHLE1154868	William Frankis Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Pedestal tomb dated 1816 and inscribed to William Frankis. Stands on large sandstone slabs. Square with attached corner columns and oval side panels.
NHLE1154902	Richard Ockold (Jr) Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II*. Chest tomb dated 1689 and inscribed to Richard Ockold. Limestone, lyre ended with oval end panels and moulded recessed side panels.
NHLE1247880	Richard Ockold (Sr) Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II*. Chest tomb dated 1657 and inscribed to Richard Ockold. Limestone with rectangular arcaded side and end with flat balusters.
NHLE1303612	Unidentified Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb of late 17 th C with illegible inscriptions. Limestone, lyre ended with oval end panels and moulded rectangular side panels.
NHLE1303624	Rodway Monuments, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Row of 3 chest tombs of late 17 th C and inscribed to members of Rodway family. All limestone, lyre ended with moulded recessed side panels.
NHLE1303633	Unidentified Monument, St Leonard's Churchyard	Post-medieval	Listed Building	Grade II. Chest tomb of 1729 and inscribed to Esther wife of John ---. Limestone, lyre ended with winged cherub's head on west end and rectangular side panels with figures holding open books on west side.
NHLE1340611	Churchfield Road Primary School: Wall, Railings, Gates and Gate Piers.	Post-medieval	Listed Building	Grade II. All of c1850 to design by Henry Woodyer. Rubble limestone with iron railings and gates. Wall has chamfered

				<p>coping above continuous string course. Square ashlar gate piers with cross-gabled tops. Also attached gateway to churchyard with steeply coped gate piers and spear-topped iron gates with trefoil and quatrefoil scrollwork.</p>
NHLE1340632	<p>John Kemble Chandler Monument, St Leonard's Churchyard</p>	<p>Post-medieval</p>	<p>Listed Building</p>	<p>Grade II. Pedestal tomb of 1834 inscribed to John Kemble Chandler. Rectangular with reeded pilasters to sides and fluted side-returns to ends.</p>
NHLE1340633	<p>Unidentified Monument, St Leonard's Churchyard</p>	<p>Post-medieval</p>	<p>Listed Building</p>	<p>Grade II. Chest tomb of 1789 with illegible inscriptions. Limestone, lyre ended with moulded end and side panels. Winged cherub's head on east side.</p>

II. Plates

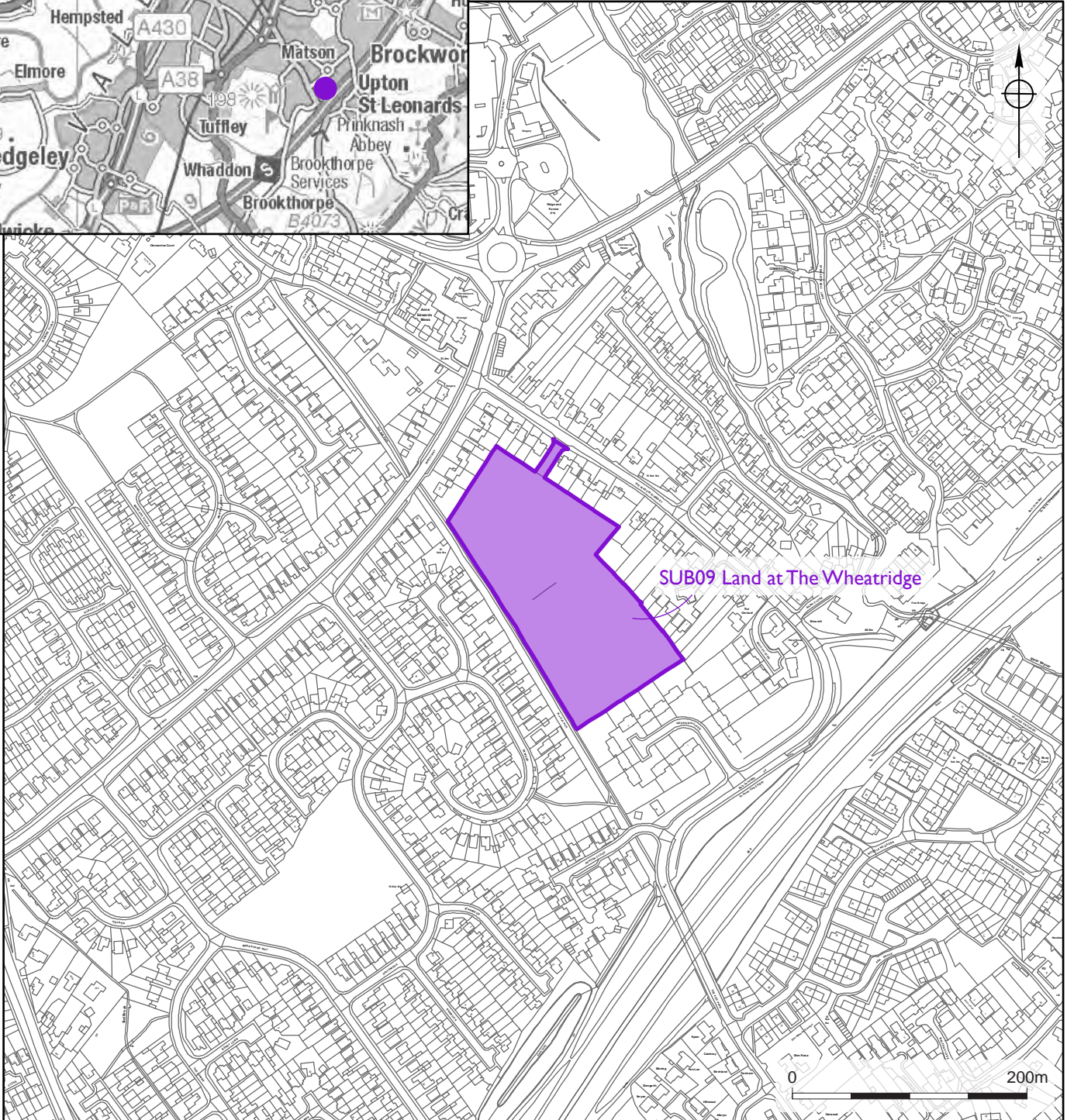
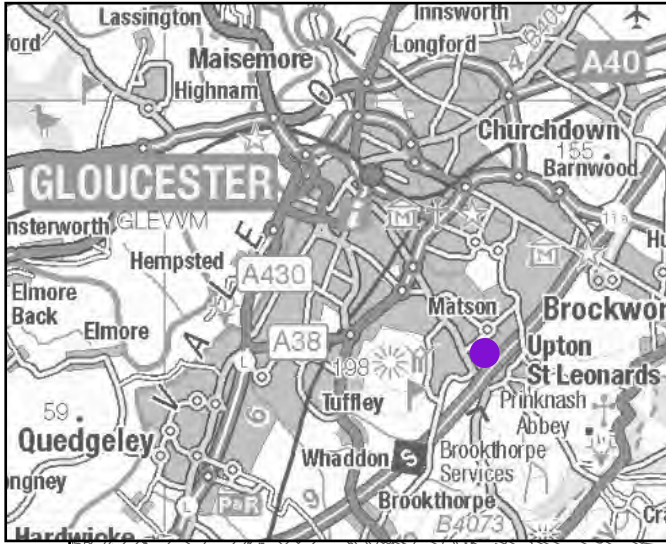


Plate 1 Entrance into the SUB09 site from The Wheatfield East



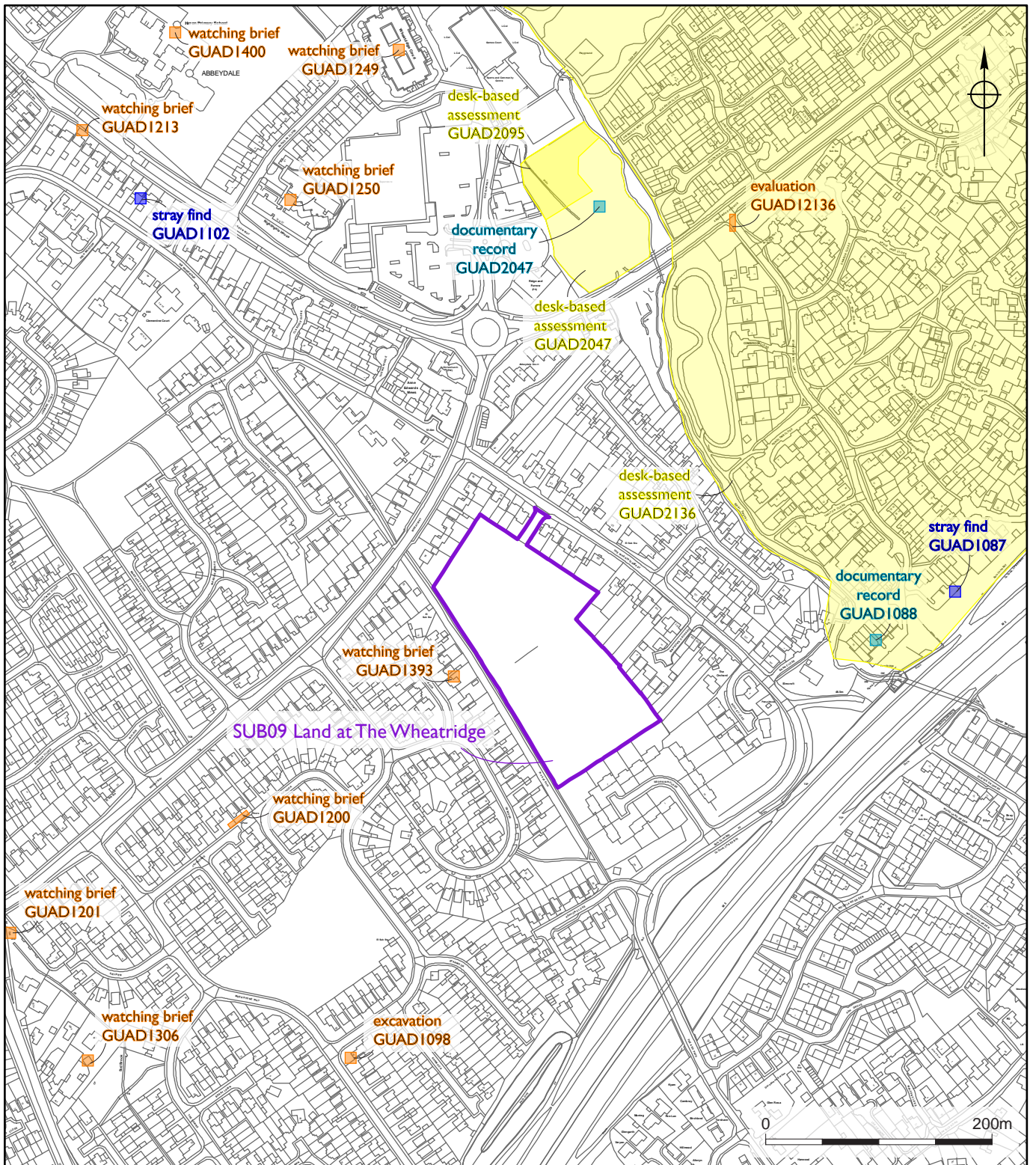
Plate 2 The Ash Path that runs along the western boundary of the SUB09 site, from the north

12. Figures



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Figure I - Site Location

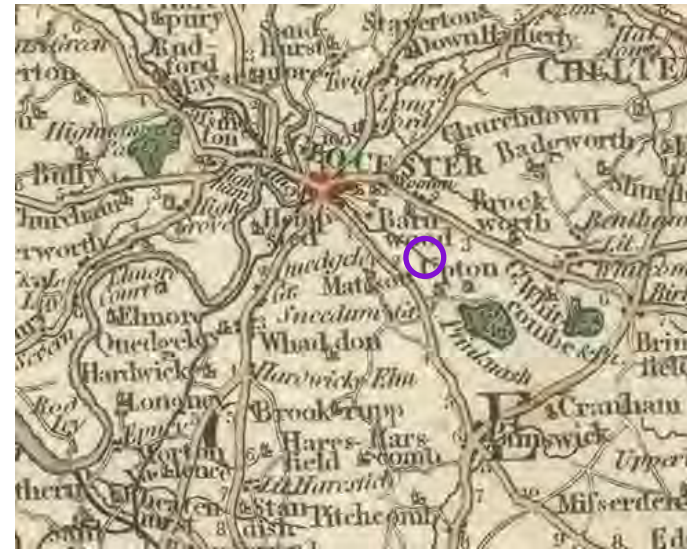


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Figure 2 - Archaeological Information



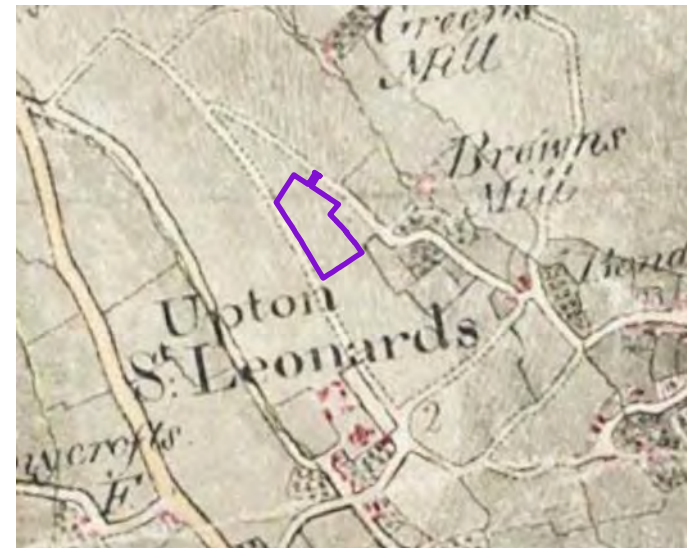
1583 Saxton map



1794 Cary map



1646 Bleau map

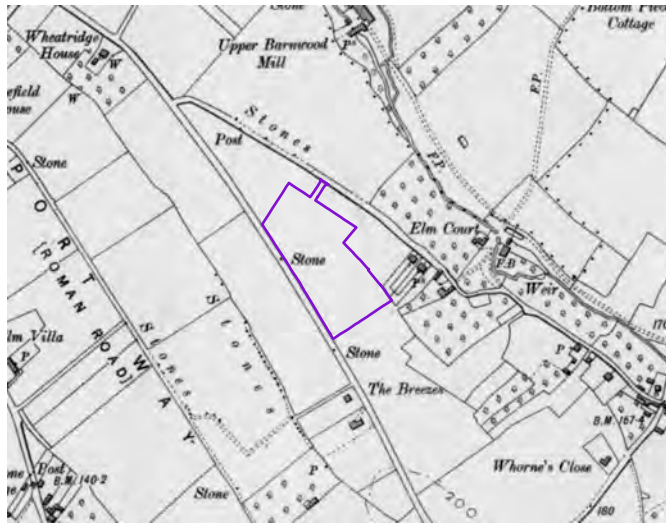


1811 Dawson map

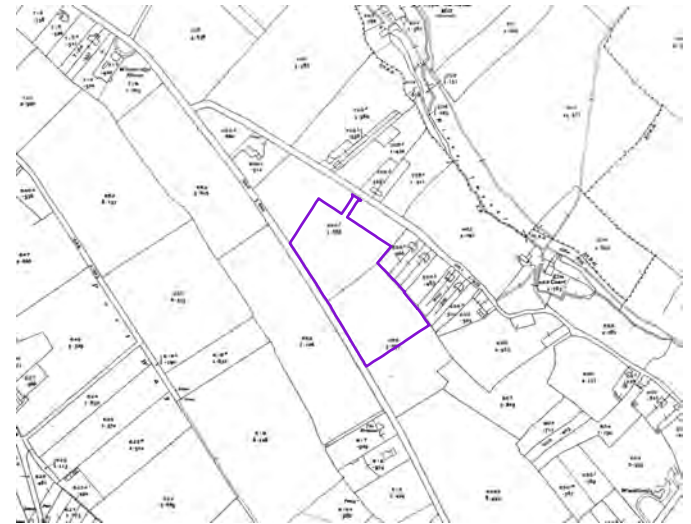
Figure 3 - Historical mapping



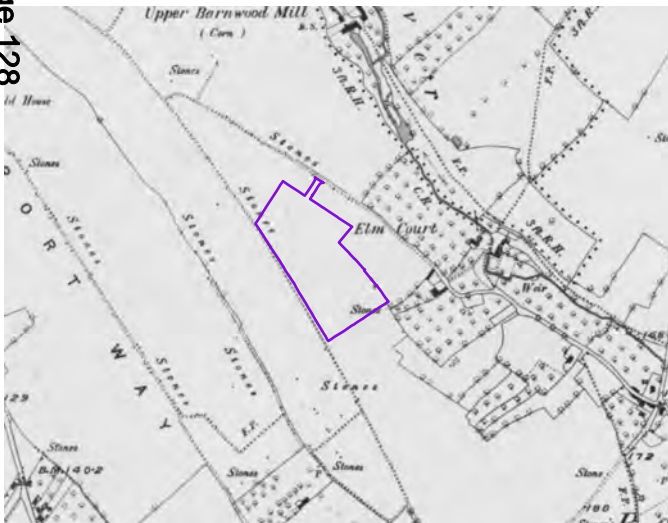
1828 Ordnance Survey



1902 Ordnance Survey



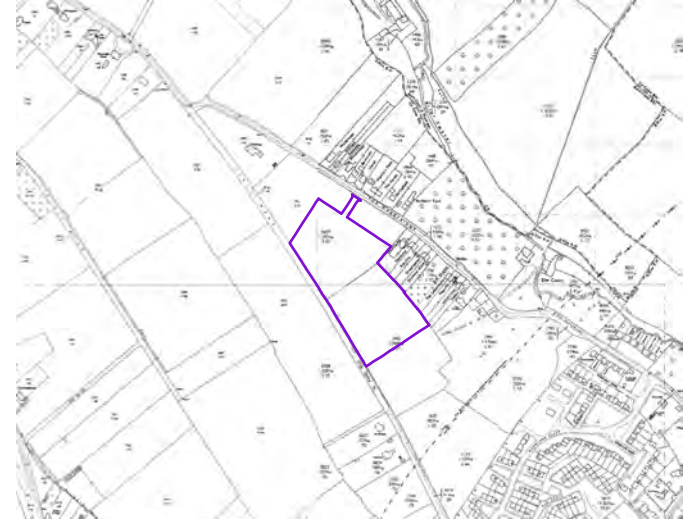
1936 Ordnance Survey



1884 Ordnance Survey

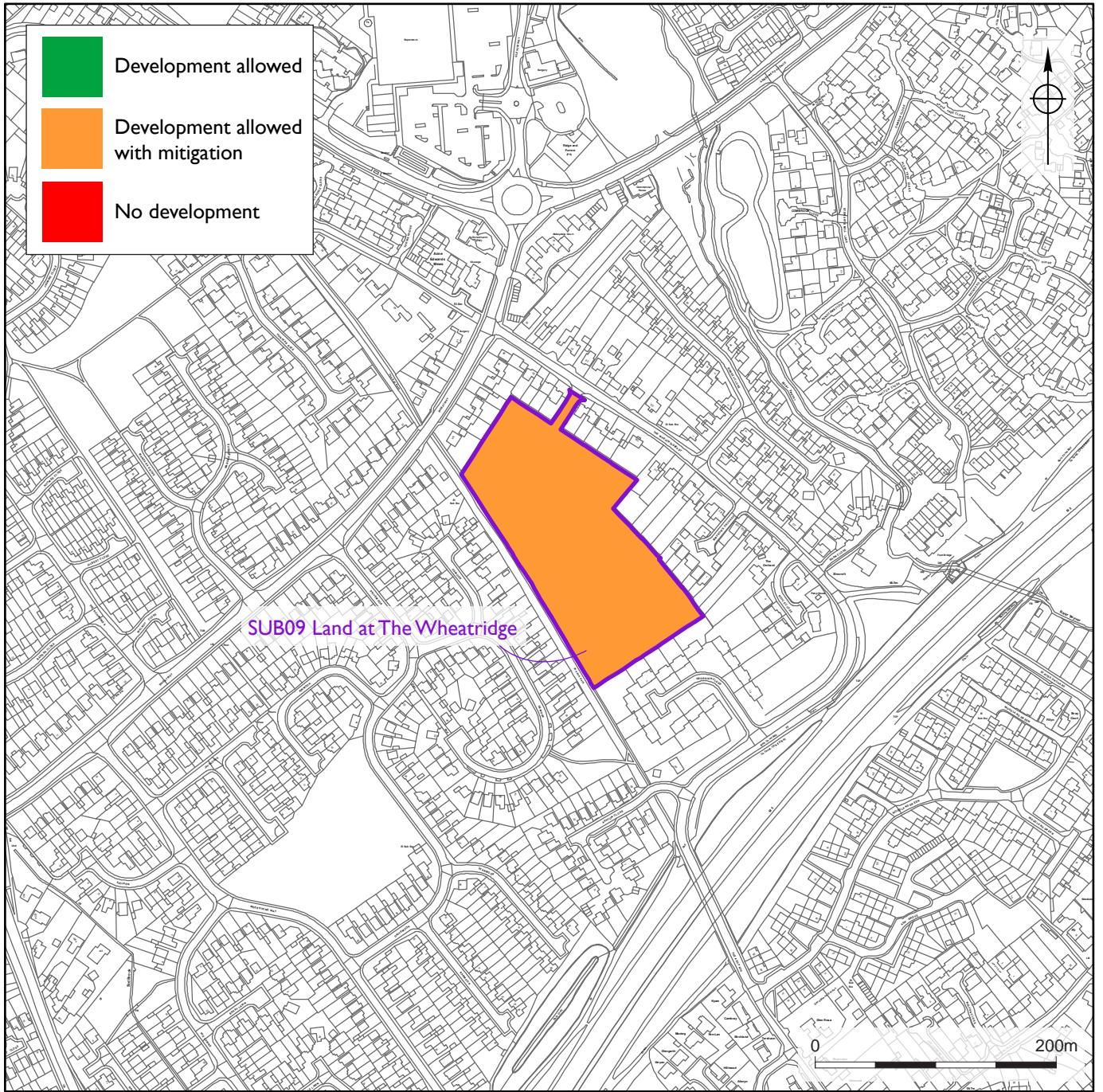


1923 Ordnance Survey



1955 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations

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SUB38 Land at Griggs Timber, Bristol Road

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

August 2016

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

Shona Robson-Glyde

SUB38 Land at Griggs Timber, Bristol Road

1. Background

1.1 Location

This site historic environment assessment consists of SUB38 Land at Griggs Timber located within the Ward of Podsmead within the wider boundary of Gloucester City (Fig 1). It consists of an area alongside the canal to the east of Bristol Road, south of Newark Road and to the north of the Hempsted Bridge over the canal.

1.2 Site Visits

Site visits were undertaken in August 2016. Photographs of the site have been reproduced in this document as Plates 1. Archaeological information, historic maps and plans have also been reproduced as Figs 2-5.

1.3 Topography, Geology and Land Use

The SUB38 site encompasses an area of 1.87 hectares (Fig 1), is centred on NGR SO 8212 1664 and the ground slopes to north and south from the centre of the site. It lies at a height of between 13.13m and 14.96m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a 'Clayey Loam to Silty Loam' type from a soil parent of 'Claystone/Mudstone' (UKSO 2015).

The site is currently, at the time of writing, used as a timber yard and has a number of industrial style buildings and open space containing stacks of timber.

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site. The closest listed buildings are 73 to 91 Bristol Road (Norfolk Buildings) (NHLE1245993) to the north east of the site. The closest scheduled monument is Llanthony Secunda Priory (NHLE1002091), to the north of the site. The SUB38 site is not part of a registered park or garden or a battlefield. It is also not within a conservation area.

There have been five planning applications within the area of the SUB38 site since 1994 including applications for an externally illuminated fascia sign (94/05191/ADV) and the erection of a two-storey office extension (07/01040/FUL). There have also been 15 historic applications ranging from erection

of a two storey office building (I1285/02 or 44/54655/HIST) and sawing and planing mill (P/237/64 or 44/54677/HIST).

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the SUB38 area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figures 2 and 3 and discussed below.

2.1.1 Previous Assessments

A number of previous assessments have been carried out in the area of the SUB38 site. A desk-based assessment covering a large area along the canal corridor (GUAD1723) revealed potential for palaeoenvironmental, prehistoric, Roman, medieval and post-medieval remains. A number of assessments were produced in advance of the Gloucester Quays development. The land adjacent to the Gloucester and Sharpness Canal was the subject of a desk-based assessment (GUAD1937) which showed potential for medieval archaeology but was unlikely to have Roman and Anglo-Saxon remains. A further desk-based assessment of the urban regeneration of Gloucester Quays (GUAD1989) detailed the history of the area including the Llanthony Secunda Priory site. Two more desk-based assessments detailed the urban regeneration (GUAD2013) and the cultural heritage (GUAD2068) of the Gloucester Quays area. GUAD2013 summarised the archaeological and historical background of the area whilst GUAD2068 was an assessment of the built environment of the Quays area.

A desk-based assessment of Monk Meadow (GUAD1660) revealed that there was surviving medieval ridge and furrow but that the area was mainly disturbed ground. The MOD Fuel Pumping Station was the subject of a desk-based assessment (GUAD1647) which concluded that there was high potential for medieval and Roman remains within the area. On Tuffley Crescent a desk-based assessment (GUAD1982) concluded that there was limited archaeological potential although Romano-British coins, a Roman road and a medieval moat were close to the area. A desk-based assessment at Gloucester City Football Club (GUAD2002) revealed that the area had been agricultural land since the medieval period with little evidence for archaeological activity prior to this. At Bristol Road another desk-based assessment (GUAD2100) concluded there was little potential for the survival of archaeological deposits.

At 26 Hempstead Lane the desk-based assessment (GUAD2160) revealed that there was potential for palaeoenvironmental and Roman remains and ridge and furrow. The Newark Farm, Hempstead desk-based assessment (GUAD2184) showed evidence of Roman settlement and burials and medieval earthworks along with listed buildings, a scheduled monument and an historic farmstead within the area. A desk-based assessment at Hempstead (GUAD2222) revealed surviving ridge and furrow and potential for pre-medieval remains. A desk based-assessment for Land at Rea Bank (GUAD2257) showed that there was potential for prehistoric or Roman seasonal wetland exploitation and also historic field boundaries, ridge and furrow and drainage ditches within the area of the site. Desk based assessment of the former Gas Works (GUAD2180) revealed potential for Roman and later agricultural evidence but that the area had been considerably impacted by the gas works. At Calton Road the desk-based assessment (GUAD2279) showed that there was potential

for the presence of buried archaeological remains of Romano-British and post-medieval to modern date.

A geophysical survey on land east of Hempstead (GUAD1645) revealed ridge and furrow and a trackway. The Secunda Way geotechnical assessment (GUAD2104) showed that there was extensive made ground overlying natural clay.

2.1.2 Prehistoric, Roman and Saxon

There are no recorded prehistoric sites in the area around the SUB38 site. There are, however, a large number of Romano-British records within the area of the site.

Along both side of the Bristol Road there have been stray finds recovered including a number of coins. At 69 Granville Street (GUAD1143) a dupondius of Domitian dating from the late 1st century AD was found. Close to this at 38 Granville Street (GUAD1142) an as of Germanicus Caesar from the early 1st century AD was found. An Ae3 of Valentinian I dating from 364-375 AD (GUAD1141) was found at 35 Cecil Road. On Bristol Road (GUAD194) Roman brick and tile fragments and key were recovered. At the Bristol Road and Stroud Road junction a number of burials (GUAD195) believed to Romano-British in date were found during a sewer excavation. West of Bristol Road a Romano-British terracotta lamp (GUAD197) and a Roman pin (GUAD198) were recovered. Another coin was found at 10 Shakespeare Avenue (GUAD1174). This coin was marked URBS ROMA, dated to 330-335AD, and was struck by Constantine or his successors to reinforce ancient continuity after Constantinople became the centre of the Roman world. Two coins were also found to the east of Podsmead Road. GUAD1193 was a denarius of Domitian dated 80AD and GUAD1179 was an Ae3 of Constantine II dated to 317-337AD.

A watching brief at Hempstead Lane (GUAD1272) revealed a number of 2nd to 4th century coins. An evaluation at Land east of Hempsted Lane (GUAD2244) recovered Romano-British pot and a number of undated ditches which could Roman.

A single Anglo-Saxon find of a girdle hanger (GUAD194) was recovered on Bristol Road along with finds of Roman to post-medieval date.

2.1.3 Medieval

Archaeology

There are a number of archaeological records of medieval date in the area surrounding the site. On Bristol Road a medieval pin and a lead bullet were found along with a medieval to post-medieval stone ford (GUAD194). West of Bristol Road further medieval finds were recovered; an arrowhead, pin and finger ring (GUAD198). On Shakespeare Avenue a field observation (GUAD1175) was made of the site of Podsmead Moat showing that in 1952 one side still remained water filled and measured 42m long and 12m wide. Documentary evidence also exists for the Podsmead Moat (GUAD1176).

A watching brief at 258 Bristol Road (GUAD1314) uncovered a large pit of medieval date. An evaluation on land east of Hempsted (GUAD1645) confirmed that ridge and furrow revealed in a geophysical survey was of medieval date. Another evaluation, at Monk Meadow, revealed medieval marshland deposits (GUAD1716). A watching brief on Hempsted Lane (GUAD1894) uncovered a medieval metalled road surface. At Gloucester Quays a watching brief retrieved medieval finds and structures from test pits (GUAD2012). A further evaluation uncovered medieval pot (GUAD2244) on land east of Hempsted Lane.

Built Heritage

The closest medieval buildings are found within Llanthony Priory to the north of the site and in Hempsted village to the west.

2.1.4 Post-medieval

Archaeology

A small number of known post-medieval sites have been recorded in the area around the site. A medieval to post-medieval dated ford was recorded on Bristol Road (GUAD194). At the Bristol Road and Lower Tuffley Lane junction a stone make-up layer and two successive limestone surfaces were recorded, all of post-medieval date (GUAD952). A watching brief at Podsmead Farm recorded the post-medieval rebuilding of the moated farm buildings (GUAD1235). Another watching brief, at Talbot Mews, revealed a pond back-filled with post-medieval furnace waste (GUAD1298). An evaluation at the Bristol Road and Clifton Road junction (GUAD1511) uncovered two linear features, a posthole and two wells all of post-medieval date. The evaluation of land east of Hempsted (GUAD1645) revealed a post-medieval trackway previously recorded in a geophysical survey. A watching brief for the south-west bypass (GUAD1704) recorded a number of post-medieval small furrows, a backfilled brook, three ditches and a spread of post-medieval building rubble. On Hempsted Lane, a watching brief (GUAD1894) uncovered a fragment of 19th century wall. A watching brief at Gloucester Quays recorded post-medieval finds and structures in test pits (GUAD2012).

Built Heritage

The area to the north east of the SUB38 site contains a large number of post-medieval houses. To the north a number of listed buildings can be found on Stroud Road. 5 and 7 Stroud Road (NHLE1271785), 13 and 15 Stroud Road (NHLE1271786) and 23 to 33 Stroud Road (NHLE1271787) are all Grade II listed and date to the early 19th century. 155 and 157 Southgate Street (NHLE1245636) are a pair of semi-detached houses dating from around 1835 and Grade II listed. Close to this is the Grade II listed Provender Mill (NHLE1271710) originally built in 1862 but with extensions of the 1890s. This building has recently been seriously damaged by a fire and may need to be completely rebuilt.

Although not listed there are also a number of notable historic buildings in the area within and surrounding the site. To the north of Madleaze Road is the last surviving building of the Gloucester Railway Carriage and Wagon Works. This structure has a distinctive elevation on Bristol Road of 'saw-toothed gables' with blue brick detailing and was constructed in around 1890 to 1900. On the opposite side of the Bristol Road, a little to the south, is the frontage of the former Morelands Match Factory and the adjoining bike shop. Both of these structures were built around 1890 to 1900. The match factory building is distinctive because of its large stone sign above the ground floor windows. The bike shop was originally the end of a terrace of houses and has unique first floor windows with circular brick mullions.

To the north of the site is a tall chimney that is shown on the 1902 Ordnance Survey map. This brick chimney appears to be octagonal in shape and until recently had a cornice around the top, it has now been reduced in height. The historic maps show that it was associated with a timber yard off Price Street.

73 to 91 Bristol Road (NHLE1245993), known as Norfolk Buildings, is a terrace of ten houses built in 1836. They were built for Samuel Lysons to a design of Thomas Fulljames and are 'an imposing ashlar fronted terrace ... intended for prosperous residents' (Herbert 1988, p224). The streets of brick

artisan housing running to the east both north and south of Norfolk Buildings were also developed by Lysons from 1854 and those further south from around 1880-90. Just to the north of Norfolk Buildings is 57 to 67 Bristol Road, known as Victoria Terrace. It is an unlisted terrace of houses dating from around 1870 to 1880 built of red brick, with polychrome brick string bands and pointed arch window and door openings. On the opposite of Bristol Road are 52 to 56 Bristol Road and 58 Bristol Road, all unlisted buildings of red brick but with distinctive features. Numbers 52 to 56 have prominent crow-stepped gables topped with finials whilst number 58 has a central gable and terracotta panels over the first floor windows.

Further south on Bristol Road, on the corner of Lysons Avenue, is the former Bristol Hotel (149 Bristol Road) designed by J Fletcher Trew around 1900. This building, unusual for the area, is brick built with a rendered first floor. It has a 'rounded, rather oriental, corner tower with projecting eaves and ogee roof; wide rounded entrance arch, recessed bow window with wrought-iron balcony above' (Verey and Brooks 2002, p507). Close to this is St Stephen's Church (originally dedicated to St Luke the Less) which was designed in a free-perpendicular style by Walter Planck in 1895 but built to a reduced design in 1898-90 (Verey and Brooks 2002, p457) and was extended to the west in 1929-30.

The 19th century houses running along both the west and east sides of Bristol Road to the south of Cecil Road remain surprisingly intact. On the corner of Tuffley Avenue, at the end of the eastern run of houses, is the Avenue Hotel. This mid to late 19th century building, formerly two houses, is rendered and painted white and has two canted bay windows on its western and southern elevations. A number of the windows contain surviving sashes.

To the immediate south of the SUB38 site, two buildings run parallel to the canal, along its edge, and may be those mentioned in Pevsner as salt warehouses dating from around 1836 (Verey and Brooks 2002, p507), although they marked on Goad's insurance plan of 1891 as petroleum stores. Further south of the site is a Grade II listed canal mile post (NHLE1245823) dated to 1827. This is a triangular stone post with a rounded top and incised lettering and numbers.

2.1.5 Modern or Undated

Archaeology

Very little evidence of a modern date has been recorded from archaeological work in the area surrounding the SUB38 site. On Hempsted Lane, a watching brief (GUAD1272) uncovered a concentration of World War II shrapnel. Medieval deposits were revealed to be sealed by modern deposits during an evaluation on Monk Meadow (GUAD1716). A watching brief for the south west bypass (GUAD1875) uncovered underground petrol tanks of World War II date.

A watching brief at 4 Podsmead Place (GUAD1336) and an evaluation on land east of Hempsted Lane (GUAD2244) revealed undated features. These were features that may have been prehistoric to post-medieval in date but as they contained no artefactual evidence it was not possible to ascribe a date to them.

A number of archaeological investigations in the area recorded non archaeological features. These were GUAD1280, GUAD1294, GUAD1315, GUAD1362, GUAD1365, GUAD1440, GUAD1531, GUAD1583, GUAD1751, GUAD1777, GUAD1802, GUAD1805, GUAD2121 and GUAD2216.

Built Heritage

A large number of modern buildings exist within and surrounding the site. Most of these are not worthy of mention and Pevsner even comments that ‘the south section of Bristol Road presents an appalling 20th century hotchpotch’ (Verey and Brooks 2002, p457). The most prominent modern structure within the area is the tall brick chimney within Mill Place Trading Estate. This structure first appears on maps of the late 1960s and has a square base with an octagonal shaft.

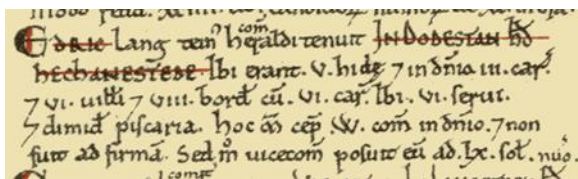
2.1.6 Settings and Key Views

‘The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’ (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

There are listed and historic buildings within the vicinity of the SUB38 site and historic buildings within the site itself. Any development within the site or its surrounding area would have an impact upon these heritage assets.

2.2 History and Map Regression Analysis

The HA21 site is situated in the historic parish of Hempsted and lies between Hempsted village and Podsmead. It lies along the western edge of the Bristol Road and the eastern bank of the canal.



Hempsted can trace its origins to Anglo-Saxon times or earlier. The name ‘Hempsted’ translates as ‘high or hedged homestead or place’ (Baddeley 1913, p81). It is included within the Domesday Survey, in which it is called Hechanestede (Moore

1982, [1],62). The settlement consisted of 20 households in five hides of land with a taxable value of five geld units, which is quite a large amount for only 20 households. Although it did not have a mill it did hold the rights to half a fishery and was able to field three plough teams along with the three Lord’s plough teams. Despite the manor being mentioned in Domesday, this does not mean that it consisted of a number of houses grouped together; it may have been a dispersed settlement that only became a village in later times.

The manor of Hempsted became part of the holdings of Llanthony Secunda Priory, located to the north of Hempsted, in 1141 when it was granted to the Priory by the Earl of Hereford (Herbert 1988, p422). The Priory held the manor until the Dissolution when it passed into private ownership. The manor stood on a moated site (now gone) at Podsmead in the south east of the ancient parish but the village was, and is, located on the south side of the hill at the centre of the parish (Herbert 1988, p423).

The Gloucester and Berkeley Canal (later Gloucester and Sharpness Canal) was begun in 1794, after an Act of Parliament in 1793, but ceased in 1799 with only the main basin and a few miles of the north end dug. The basin was opened to the River Severn in 1812 and work began on the southern part of the canal in 1817. The canal was linked with the Stroudwater Canal in 1820 but work was again suspended between 1820 and 1823. The barge basin was dug in 1825 and the canal was finally completed in 1827. This occasion was ‘marked with appropriate festivity. A convoy of vessels, decorated with flags and streamers and led by a large square rigged ship and a brig, came up the canal while crowds line the banks’ (Herbert 1988, p137). The effect on Gloucester’s economies was immediate because the canal could ‘take ships of up to 600 tons’ and gave Gloucester a role as a ‘supplier of imported goods to Birmingham and a large part of the West Midlands’ (ibid). Further

developments around the basin, the construction of quays, warehouses and more docks, throughout the 19th century.

Industry established itself along the canal sides with coal yards opening up around the basin in the early 1800s. By the 1820s there were 10 coal yards at the basin with more on the quay, all connected by the tramroads that were built in 1809-10. The barge basin was created predominantly for coal barges in 1825. Corn from Ireland rapidly became a principal import and the first of the large brick corn warehouses around the basin was built in the late 1820s to early 1830s. Timber from Canada and the Baltic was another chief import and large timber yards are shown at Baker's Quay on Causton's 1840s map. The only consistent export at this time was Droitwich salt, with two salt warehouses being constructed alongside the canal, close to Hempsted Lane, in the 1830s. The timber yards at Baker's Quay and High Orchard Dock also had sawmills and then creosote production followed for timber preservation. The timber yards expanded south along the canal and Bristol Road along with sawmills and iron works. By the end of the 19th century, historic mapping shows how industrial the area around the site had become.

Historic maps of the area show little detail before the late 19th century. The 1583 Saxton map (Fig 4) shows the River Severn and Gloucester along with Hempsted but there are no roads marked and no detail of the settlements. The 1646 Blaeu map (Fig 4) is very similar. The 1794 Cary map (Fig 4) shows the roads but is really no more detailed than the previous maps. The earliest more detailed map is the 1811 Dawson map (Fig 4) which appears to show an L-shaped building on the eastern edge of the site and also clearly shows the canal. The 1831 Ordnance Survey (Fig 5) also shows the canal and the small building on the eastern edge of the SUB38 site. The 1884 Ordnance Survey (Fig 5) has a small building in the northern part of the site, which is marked as 'Canada Wharf', and the southern part of the site is labelled as a 'Timber Yard'. To the immediate south of the site are two small buildings constructed parallel to the canal and may be the 1830s salt warehouses mentioned above. On the 1891 Goad insurance plan the site is labelled as 'J Bland and Co. Ltd' and shows stacks of deal timber with a sawmill in the centre.

By the time of the 1903 Ordnance Survey (Fig 5), a number of changes have taken place within the SUB38 site. The most obvious change is the construction of a railway line across the canal in the south of the site and causing the Bristol Road to be moved a few metres to the east at that point. Within the site are two buildings marked as 'Saw Mills'. This map shows the expansion of houses to the north east of the site as well. The 1923 Ordnance Survey (Fig 5) shows a number of buildings within the SUB38 site that are marked as 'Saw Mills and Joinery Works'. To the south of the site a chemical works has been constructed and the 'Manu Marble Works'. On the 1930s map (Fig 5) the buildings within the SUB38 have been extended to the north and an 'Engineering Works' has been constructed to the east. The housing to the north east has also expanded further south with more streets of houses constructed.

The 1942 Land Utilisation Survey shows the whole of the SUB38 site, and much of the adjoining land, coloured red. This signifies that the land is 'so closely covered with houses and other buildings or industrial works as to be agriculturally unproductive'. Although the map also shows that meadow land, coloured with green stripes, runs right up to the edge of the canal and the Bristol Road to the south and south west of the site. The 1950s map (Fig 5) shows little change within the SUB38 site. The buildings within the site are labelled 'Saw Mills and Joinery Works' with timber yards in the east, adjacent to the Bristol Road. On the opposite side of the Bristol Road, the engineering works have increased in size by this time. The 1960s Ordnance Survey also shows little change within the SUB38 site except for the construction of a new building towards the east side of the site. This area is still

labelled as a 'Timber Yard' on the map with the main buildings labelled 'Sawing, Planing and Moulding Mills'. On the opposite side of Bristol Road, the Engineering Works and Chemical Works have both expanded and the former 'Manu Marble Works' is now labelled as an 'Engineering Works' also. Current mapping shows little change within the SUB38 site although the area to the immediate north has increased the number of buildings within its plot. The biggest change in the area surrounding the SUB38 site is the expansion of the housing on the west side of the canal. The village of Hempsted has expanded so much that the houses now reach the canal edge no doubt partly because of the new road to the west of the canal.

2.3 Potential for Further Assets

The SUB38 site runs along the side of the canal and will have been subject to some earth moving which may have compromised any possible archaeological evidence along with the 19th century and later buildings that have been built within the site boundary. However, with a large number of Roman finds being recovered to the north and north east of the SUB38 site and medieval archaeology being recovered from the immediate north of the site it is likely that there will be further archaeological evidence to be found within the site itself.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB38 site is of interest because of the possible archaeological evidence that may exist within the site. The southern boundary of the site is immediately adjacent to the two possible 1830s salt warehouses, close to the Hempsted Bridge. These are of interest as surviving warehouse buildings of the early to mid 19th century.

3.2 Relative importance of the site

There are no designated heritage assets within the SUB38 site and it therefore holds little national importance. Although there are a number of listed buildings and a scheduled monument within the vicinity of the site, none of them are associated with the site itself.

3.3 Physical extent of important elements

The physical extent of buried features on the site cannot be identified because any archaeological features that could exist have yet to be investigated. It is possible that within the mix of buildings on the SUB38 site late 19th century or early 20th century structures have survived and a detailed building assessment would be required to identify them.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on 'Conserving and Enhancing the Historic Environment'. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the SUB38 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within

the site cannot be quantified in detail however given the likelihood of archaeology existing on the site and the requirements of modern development, any proposals for the site would have an impact upon this archaeology causing partial or complete loss. This would cause **Moderate Harm** to heritage assets.

4.2.2 Built Heritage

Any development within the SUB38 would have a detrimental impact on the historic buildings existing within the site. It is possible that development would require the complete clearance of the site and as such this would cause **Major Harm** to the heritage assets. Should a development require conversion or alteration of the historic buildings this would cause **Minor Harm** to the heritage assets.

4.2.3 Settings

To the north and north east of the SUB38 site are a number of listed buildings which would be affected by any development within the site. The whole area is currently industrial in nature and a number of the listed buildings look out upon the industrial estates within the surroundings of the SUB38 site. Sympathetic development within the site would be an enhancement of the area and would have a positive effect upon the settings of the listed buildings. However, development as an industrial or retail park would have the opposite effect on the listed buildings and would cause **Minor Harm** to the heritage assets.

4.3 Improvements and Enhancements

Retention and incorporation of all of the historic buildings within the SUB38 site would be an **enhancement** to the area. Removal of the rundown and mid to late 20th century industrial buildings would be an **improvement** to the area.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of the near-by listed buildings should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- The buildings within the SUB38 site should be assessed with an initial built heritage assessment followed by, if necessary, building recording of all historic structures. Both should be produced in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Retention of all historic structures, as identified by the built heritage assessment and building recording, including putting forward the structures for inclusion in the forthcoming Local List.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d).
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Setting of close listed buildings to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.
- The design of any development should take into account the style and design of the many 19th century buildings along the Bristol Road.
- Any development should preserve, and where possible, enhance the character and setting of the close listed buildings.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 6.

The January 2015 SALA report (GCC 2015a) includes the SUB38 site and describes it as 'existing employment site' and 'most suitable use was for whole area was for employment purposes' (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB38 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the SUB38 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 1.87 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **1.87 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

HER	Name	Period	Type	Details
GUAD194	Bristol Road	Romano-British Medieval Post-medieval	Finds	Stray finds. Roman brick and tile fragments and key; Anglo-Saxon girdle hanger; Medieval pin; lead bullet; Medieval to post-medieval ford of stones.
GUAD195	Bristol Road and Stroud Road junction	Romano-British	Burials	Stray finds. Burials found during sewer excavation most probably Romano-British
GUAD197	West of Bristol Road	Roman-British	Lamp	Stray find. Roman terracotta lamp.
GUAD198	West of Bristol Road	Romano-British Medieval	Finds	Stray finds. Roman pin with medieval arrowhead, pin and finger ring.
GUAD952	Bristol Road and Lower Tuffley Lane junction	Post-medieval	Watching Brief	Pitched stone make-up layer with two successive limestone surfaces recorded.
GUAD1141	35 Cecil Road	Romano-British	Coin	Stray find. Roman coin, Ae3 of Valentinian I (364-375AD)
GUAD1142	38 Granville Street	Romano-British	Coin	Stray find. Roman coin, As of Germanicus Caesar (early 1 st C AD)
GUAD1143	69 Granville Street	Romano-British	Coin	Stray find. Roman coin, Dupondius of Domitian (late 1 st C AD)
GUAD1174	10 Shakespeare Avenue	Romano-British	Coin	Stray find. Roman coin of URBS ROMA (330-335AD). Struck by Constantine and his successors to reinforce continuity after founding of Constantinople as centre Roman world
GUAD1175	Shakespeare Avenue	Medieval	Field Observation	Site of Podsmead moat, one side remained in 1952 measuring 42m long and 12 m wide, water filled
GUAD1176	Shakespeare Avenue	Medieval	Documentary Record	Documentary evidence for Podsmead moat
GUAD1179	East of Podsmead Road	Romano-British	Coin	Stray find. Roman coin, Ae3 of Constantine II (317-337AD)
GUAD1193	East of Podsmead Road	Romano-British	Coin	Stray find. Roman coin, Denarius of Domitian date 80AD
GUAD1235	Podsmead Farm	Post-medieval	Watching Brief	Post-medieval rebuilding of moated farm buildings recorded
GUAD1272	Hempsted Lane	Roman Modern	Watching Brief	2 nd to 4 th century coins recovered and concentration of World War II shrapnel
GUAD1280	South West Bypass	-	Evaluation	No archaeological features recorded
GUAD1298	Talbot Mews	Post-medieval	Watching Brief	Revealed pond back-filled with furnace waste
GUAD1294	20-30 Masefield Avenue	-	Watching Brief	No archaeological features recorded
GUAD1314	258 Bristol Road	Medieval	Watching Brief	Large pit of probable medieval date.

GUAD1315	153 Bristol Road	-	Watching Brief	No archaeological features recorded
GUAD1336	4 Podsmead Place	Undated	Watching Brief	Undefined and undated pit or linear feature
GUAD1362	72 Tuffley Crescent	-	Watching Brief	No archaeological features recorded
GUAD1365	7 Cecil Road	-	Watching Brief	No archaeological features recorded
GUAD1440	Monk Meadow	-	Evaluation	No archaeological features recorded
GUAD1511	Clifton Road and Bristol Road junction	Post-medieval	Evaluation	Two linear features, posthole and two wells revealed.
GUAD1531	Linden Primary School	-	Watching Brief	No archaeological features recorded
GUAD1583	Tuffley Park	-	Watching Brief	No archaeological features recorded
GUAD1645	Land east of Hempsted	Medieval Post-medieval	Geophysical survey Evaluation	Geophysics revealed ridge and furrow and a trackway. Evaluation showed that ridge and furrow was medieval with the trackway being post-medieval in date.
GUAD1660	Monk Meadow	-	Desk-Based Assessment	Surviving medieval ridge and furrow but mainly disturbed ground
GUAD1647	MOD Fuel Pumping Station	-	Desk-Based Assessment	High potential for medieval and Roman remains
GUAD1704	South west bypass	Post-medieval	Watching Brief	Small furrows, backfilled brook, three post-medieval ditches and spread of post-medieval building rubble.
GUAD1716	Monk Meadow, Hempsted Lane	Medieval Modern	Evaluation	Medieval marshland deposits sealed by modern overburden
GUAD1723	Canal Corridor	-	Desk-Based Assessment	Potential for palaeoenvironmental, prehistoric, Roman, medieval and post-medieval remains
GUAD1751	Tuffley Park	-	Watching Brief	No archaeological features recorded
GUAD1777	43 Stroud Road	-	Watching Brief	No archaeological features recorded
GUAD1802	22 Sandalwood Drive	-	Excavation	No archaeological features recorded
GUAD1805	117 Bristol Road	-	Watching Brief	No archaeological features recorded
GUAD1875	South West Bypass	Modern	Watching Brief	World War II underground petrol tanks identified
GUAD1894	Hempsted Lane	Medieval Post-medieval	Watching Brief	Medieval metalled road surface and fragment of 19 th C wall recorded.
GUAD1937	Land adj Gloucester and Sharpness Canal (Gloucester Quays)	-	Desk-Based Assessment	Potential for medieval archaeology but unlikely to contain Roman or Saxon
GUAD1982	Tuffley Crescent	-	Desk-Based Assessment	Limited archaeological potential although Romano-British coins and road and medieval moat close to the site.
GUAD1989	Gloucester Quays	-	Desk-Based	History of area including

	Urban Regeneration		Assessment	Llanthony Secunda Priory site
GUAD2002	Gloucester City Football Club	-	Desk-Based Assessment	Agricultural land since medieval period with little evidence of archaeological activity prior to this.
GUAD2012	Gloucester Quays	Medieval Post-medieval	Watching Brief	Medieval and post-medieval finds and structures recorded in test pits.
GUAD2013	Gloucester Quays (Urban regeneration)	-	Desk-Based Assessment	Summary of archaeological and historical background of Quays area
GUAD2068	Gloucester Quays (Cultural heritage)	-	Desk-Based Assessment	Assessment of built environment of Quays area
GUAD2100	Bristol Road	-	Desk-Based Assessment	Little potential for survival of archaeological deposits
GUAD2104	Secunda Way	-	Geotechnical Assessment	Showed extensive 'made-ground' overlying natural clay
GUAD2121	84 Frampton Road	-	Evaluation	No archaeological features recorded
GUAD2160	Land at 26 Hempsted Lane	-	Desk-Based Assessment	Potential for palaeoenvironmental and Roman remains and ridge and furrow
GUAD2180	Former Gas Works	-	Desk-Based Assessment	Potential for Roman and later agricultural evidence but area has been considerably impacted by gas works
GUAD2184	Newark Farm, Hempsted	-	Desk-Based Assessment	Evidence of Roman settlement and burials and medieval earthworks. Listed buildings, scheduled monument and historic farmstead also within area.
GUAD2216	Former Jet and Whittle Pub, Shakespeare Av.	-	Evaluation	No archaeological features recorded
GUAD2222	Land at Hempsted	-	Desk-Based Assessment	Potential for pre-medieval remains. Ridge and furrow survives.
GUAD2244	Land east of Hempsted Lane	Romano-British Medieval	Evaluation	Romano-British and medieval pot recovered and undated ditches recorded.
GUAD2257	Land at Rea Bank	-	Desk-Based Assessment	Possible prehistoric or Roman seasonal wetland exploitation with historic field boundaries, ridge and furrow and drainage ditches
GUAD2279	Calton Road	-	Desk-Based Assessment	Showed potential for the presence of buried archaeological remains of Romano-British and post-medieval to modern date in the area.
NHLE1002091	Llanthony Secunda Priory	Medieval	Scheduled Monument	Site of medieval Augustinian priory founded in the 12 th century. Some upstanding remains survive and are listed.
NHLE1245636	155 and 157 Southgate Street	Post-medieval	Listed Building	Grade II. Semi-detached houses of 1835 now post office and café. Brick with stucco, six bays, pilasters, entablature and

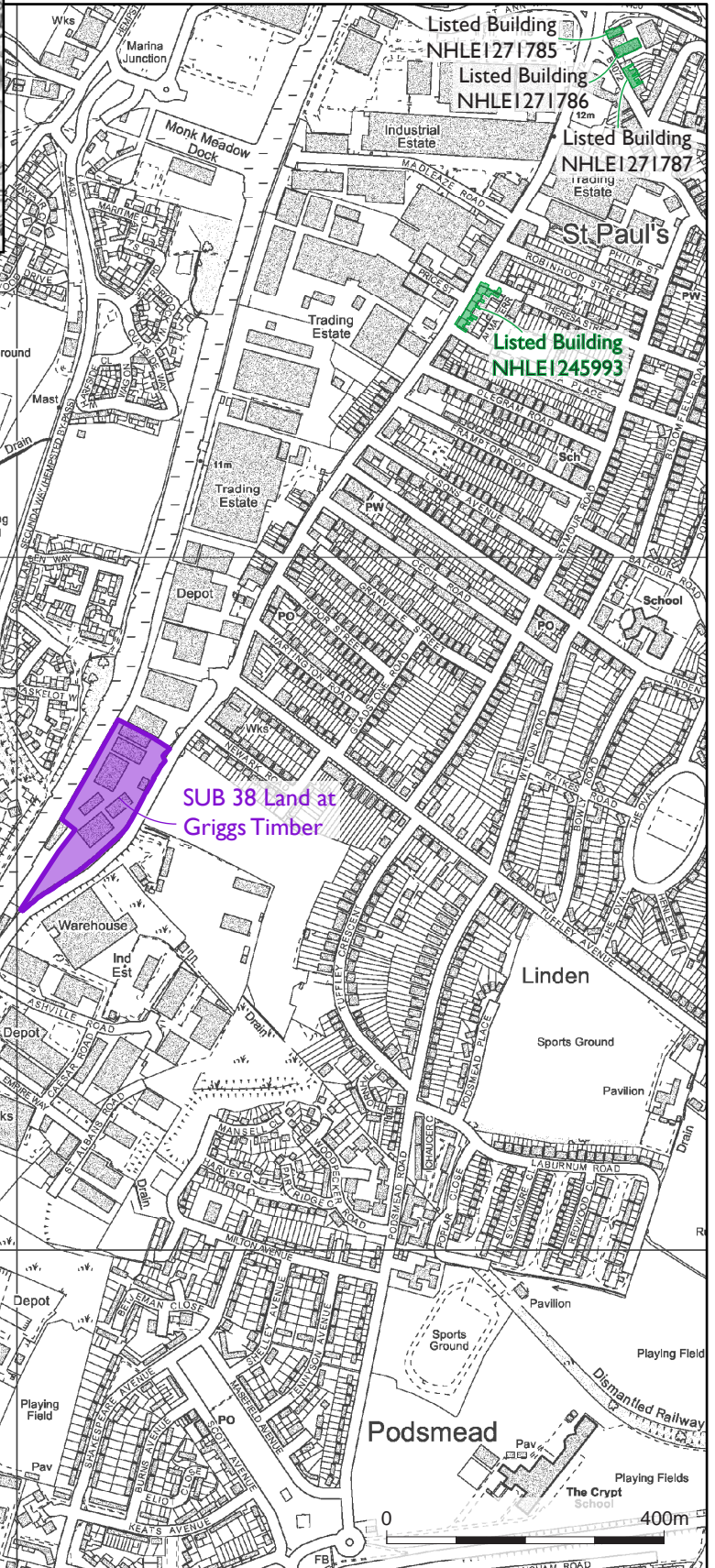
				parapet.
NHLE1245823	Canal Mile Post	Post-medieval	Listed Building	Grade II. 1827. Painted, triangular, stone post with rounded top. Incised serif lettering and numbers.
NHLE1245993	Norfolk Buildings, 73-91 Bristol Road	Post-medieval	Listed Building	Grade II. Terrace of 10 houses built in 1836 by Thomas Fulljames in Greek Revival style.
NHLE1271710	Llanthony Provender Mill, Baker's Quay	Post-medieval	Listed Building	Grade II. Oil and cake mill of 1862 by George Hunt of Evesham for Foster Brothers. Red brick with bands of blue engineering brick, tall multiple bays. Gutted by fire 2016
NHLE1271785	5 and 7 Stroud Road	Post-medieval	Listed Building	Grade II. Pair of early 19 th century houses with later additions and alterations.
NHLE1271786	13 and 15 Stroud Road	Post-medieval	Listed Building	Grade II. Two early 19 th century houses, originally one house, with 20 th century alterations. Painted stucco.
NHLE1271787	23 to 33 Stroud Road	Post-medieval	Listed Building	Grade II. Terrace of six houses of early 19 th century. Stucco on brick, pilasters with moulded bases and capitals.

II. Plates

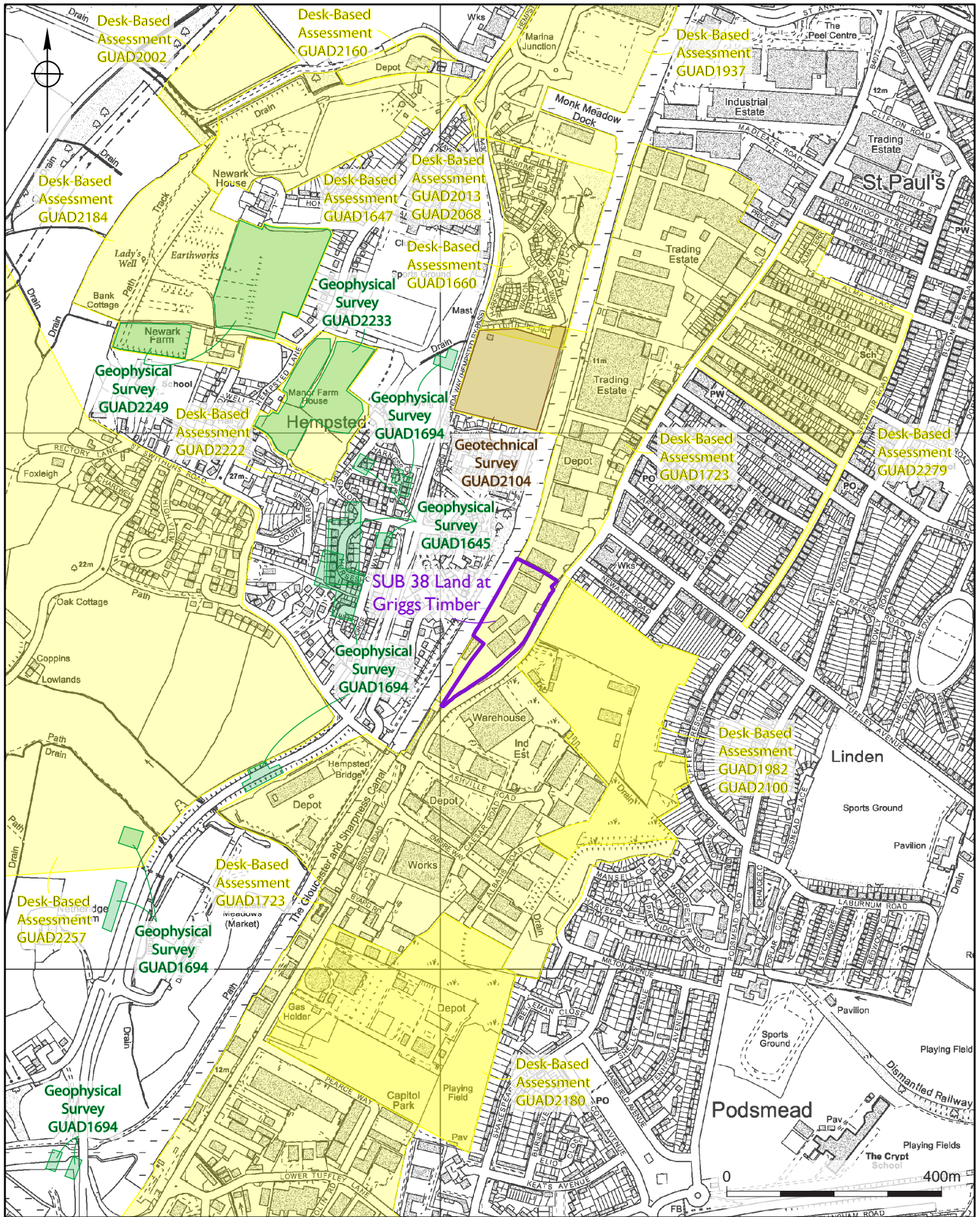


Plate I Entrance into SUB38 site from the Bristol Road

12. Figures



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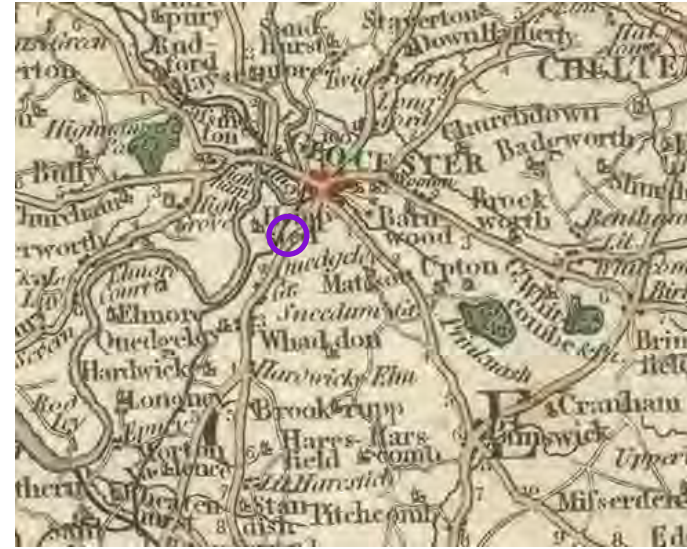


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Figure 2 - Archaeological information



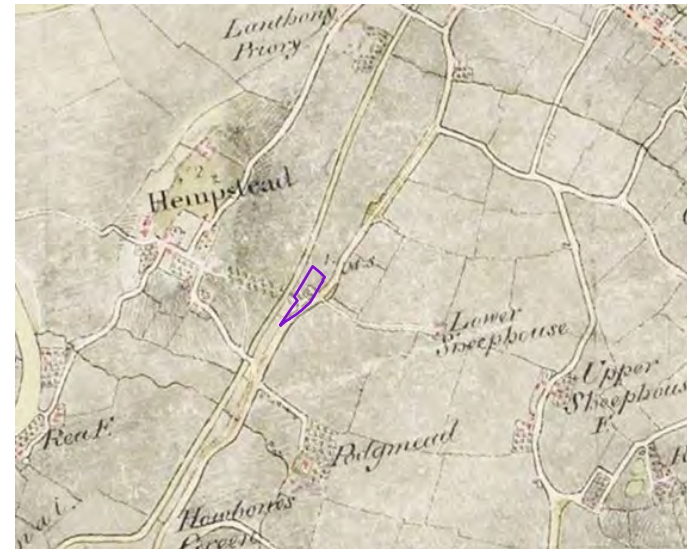
1583 Saxton map



1794 Cary map



1646 Bleau map



1811 Dawson map

Figure 4 - Historical mapping



1831 Ordnance Survey



1903 Ordnance Survey



1938 Ordnance Survey



1884 Ordnance Survey

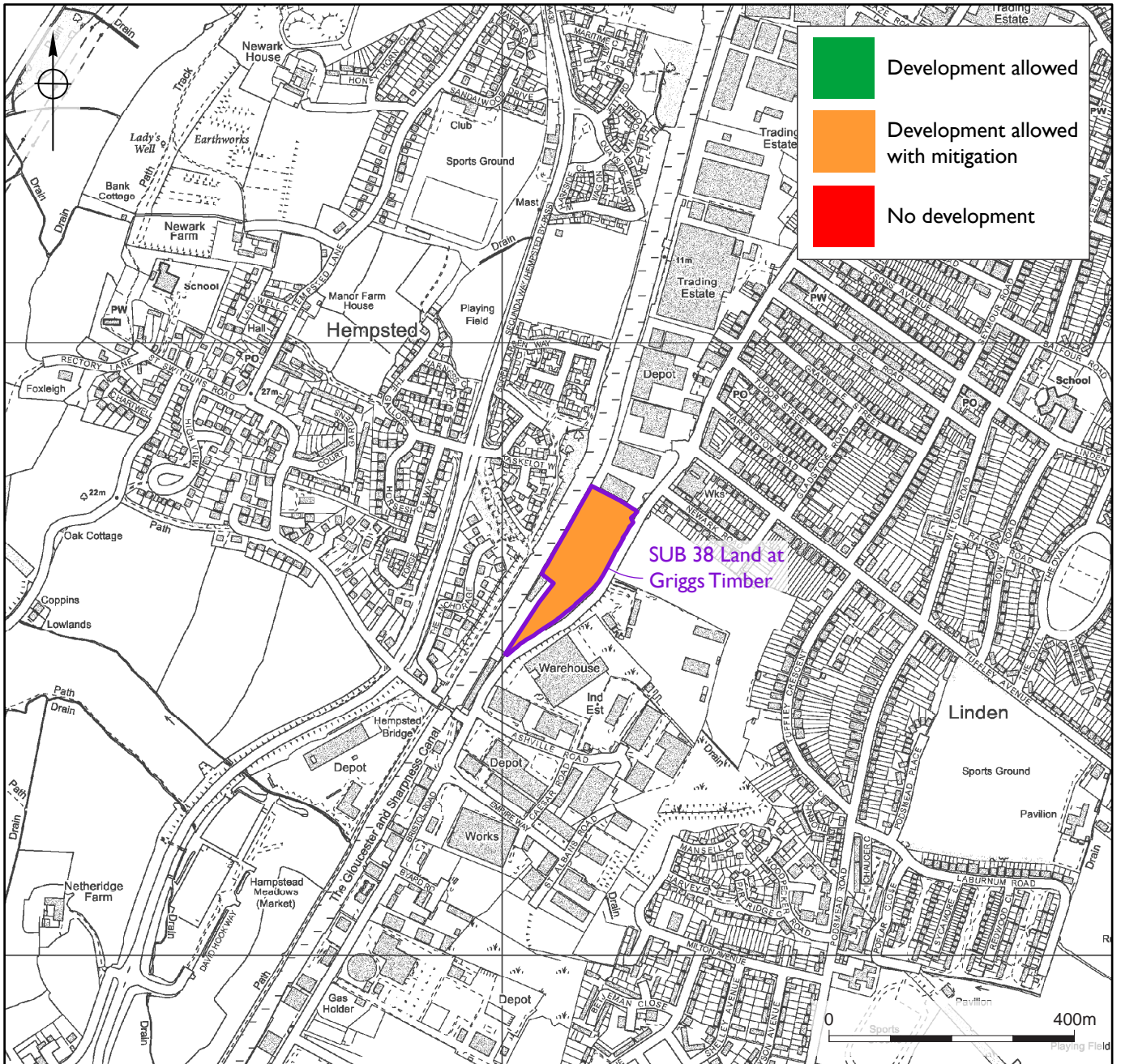


1921 Ordnance Survey



1952 Ordnance Survey

Figure 5 - Historical mapping



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Figure 6 - Recommendations

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