

SUB29 Hare Lane Carpark

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

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

Shona Robson-Glyde

## SUB29 Hare Lane Carpark

### 1. Background

#### 1.1 Location

This site historic environment assessment consists of SUB29 Hare Lane Carpark located within the parish of Westgate, in the Ward of Kingsholm and Wotton within the wider boundary of Gloucester City (Fig 1). It consists of open ground used as a car park to the north of the railway and south of St Catherine Street and Alvin Street. It is bounded by Hare Lane to the west and the rear of houses on Worcester Street to the east.

#### 1.2 Site Visits

Site visits were undertaken in May 2016. Photographs of the site have been reproduced in this document in section 11 (below). 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 0.107 hectares (Fig 1), is centred on NGR SO 8338 1899 and is located on a gentle slope running north to south. It lies at a height of between 13.09m and 13.38m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2016). 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 SUB29 site lies on the edge of two soil types overlying the area and consist of a 'Clayey Loam to Silty Loam' type and a 'Sand to Sandy Loam' type (UKSO 2016).

The last use of the site was as a car park surfaced with tarmacadam.

#### 1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the SUB29 site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the SUB29 site. It is not part of a registered park or garden or a battlefield. The closest scheduled monument is around 300 metres to the west of the site and the closest listed building is to the immediate north, around 20 metres away. The site is located within the Worcester Street Conservation Area and also contains important views of parts of the Conservation Area.

There have been no historic planning applications within the SUB29 site and there are currently no open applications.

## 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 SUB29 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 a small number of previous assessments in the area of the SUB29 site. A very wide-ranging desk-based assessment (GUAD2021) covered the majority of the roadways in the Kingsholm area and was carried out in advance of proposed flood alleviation works. Similarly, the desk-based assessment in advance of the Inner Relief Road (GUAD2123) covered a number of areas and discussed the known history and archaeology of the proposed route. The other three assessments have taken place at Tanners' Hall. A desk-based assessment (GUAD1727) confirmed the medieval date of the Hall and discussed the known Roman and medieval archaeological deposits in the area. Building recording (GUAD1848) of the medieval structure has also been carried out. A feasibility study and assessment (GUAD2009) of Tanners' Hall was produced which included phasing of the surviving structure.

#### 2.1.2 Prehistoric, Roman and Saxon

Although there are many records of prehistoric activity within Gloucester, there are none recorded within the area around the SUB29 site. There are however numerous records of Roman activity within this area. Given that the early Roman fort at Gloucester was situated to the immediate north of the site at Kingsholm, before being replaced by the fortress to the south which became the city of Gloucester, it is not surprising that a large amount of Roman activity has been recorded in the area.

A watching brief at the Hare Lane and St Catherine Street junction (GUAD889) uncovered a Roman lias-built structure with an *opus signinum* (a type of Roman cement) floor and a number of pits. Close to this, an evaluation at on St Catherine Street and Park Street (GUAD1523) revealed an early Roman pit and a ditch. In the same area a watching brief (GUAD2284) uncovered pits containing early Roman pottery. Also in this area an excavation (GUAD794) revealed a possible Roman building, pits containing pottery and a linear feature. At the St Catherine Street and Park Street junction a watching brief (GUAD807) uncovered a Roman plank-lined drain which had been re-cut as a stone-lined drain and contained 2<sup>nd</sup> century pottery and tegula fragments. A large watching brief between St Catherine Street and Skinner Street (GUAD824) revealed a Roman cremation urn containing calcined human bone and a number of other broken vessels, indicating that this could be the location of a cemetery.

At 12 St Catherine Street a watching brief (GUAD910) uncovered Roman rubbish pits dating from the 1<sup>st</sup> to 2<sup>nd</sup> centuries. An evaluation at 30 St Catherine Street (GUAD1630) recorded a mixed soil layer containing Roman pottery. A watching brief on St Catherine Street (GUAD771) revealed metalled surfaces and pits of Roman date. Close to this, at 34-38 St Catherine Street, another watching brief (GUAD667) uncovered a Roman metalled surface and a building of the same date. A more extensive watching brief in the same area (GUAD688) revealed more metalled surfaces, a post-pit containing a post-hole and a silted-up ditch containing 1<sup>st</sup> to 2<sup>nd</sup> century pottery. A watching brief at 29-35 St Catherine Street (GUAD1814) Roman surface formed from limestone, lias, tile, pebbles

and gravel and had 2<sup>nd</sup> century pottery within it. A large undefined Roman pit containing pottery, tegula and stone and tile fragments was recorded during a watching brief at 35-37 St Catherine Street (GUAD781).

At Hare Lane a watching brief (GUAD698) revealed a robbed-out stone wall footing bounded by a puddle-clay layer and sealed by a surface containing Roman pottery. An evaluation in advance of the Inner Relief Road (GUAD722) uncovered a north-south aligned Roman road and a Roman timber building. An excavation (GUAD721) in the same area, at Tanners' Hall, recorded a Roman metalled surface. On Gouda Way, two archaeological investigations uncovered Roman evidence. An excavation (GUAD836) revealed the remains of a Roman courtyard building that was demolished in the 3<sup>rd</sup> century. A 3<sup>rd</sup> century gold earring was recovered during this excavation. A watching brief (GUAD893) on Gouda Way revealed more Roman buildings and street alignments. At the Gouda Way and Park Street junction, a watching brief (GUAD2086) recorded multi-phase urban deposits partly consisting of a Roman road and structures.

At 15 Park Street, a watching brief (GUAD977) revealed the robbed-out remains of a Roman masonry building which had a sunken hearth and burnt clay floor. The watching brief at 11 Park Street, Kings School (GUAD914) uncovered a compacted Roman surface with tegula and sandstone tile fragments. Also at Kings School, an evaluation (GUAD1888) uncovered six pits of Roman date. A watching brief at 63 Worcester Street (GUAD897) recorded a large undefined Roman feature and Roman ground level with 1<sup>st</sup> century pottery. The watching brief at 71 Worcester Street (GUAD978) uncovered a Roman pit containing 1<sup>st</sup> century pottery and Samian ware. At 31-35 Worcester Street (GUAD656), the watching brief recorded a Roman timber building dating to the 1<sup>st</sup> century. An evaluation further south on Worcester Street (GUAD1695) uncovered 2<sup>nd</sup> to 3<sup>rd</sup> century demolition deposits and Roman surfaces. An evaluation across the Kingsholm area in advance of the flood alleviation scheme revealed Roman deposits but no features due to later disturbance.

A small number of stray finds of Roman date have also been reported in the area of the SUB29 site. On Alvin Street unstratified 1<sup>st</sup> to 2<sup>nd</sup> century pottery (GUAD59) was recovered and on Worcester Street rim and side sherds of a Samian bowl (GUAD150) was found. Also on Worcester Street a coin of Valentinian I (GUAD551), minted 367-375AD, was recovered. A Roman bronze key with a trefoil looped head (GUAD389) was found on Park Street and at 17a Park Street an Ae3 coin of Gloria Exercitus (GUAD931), minted 335-341AD, was found.

There is only a single known record of Anglo-Saxon activity within the area of the SUB29 site, however, given the location on the northern edge of the Cathedral precincts and within an area believed to be a Saxon suburb of the city, it is possible that more Saxon activity exists within the area. The watching brief at 12 Catherine Street (GUAD910) revealed that the Roman rubbish pits were sealed by an Anglo-Saxon post-built structure with a clay floor and lime-washed walls.

### 2.1.3 Medieval

#### Archaeology

Medieval activity with the area of the SUB29 site is not uncommon. Documentary records show that Hare Lane was known as *Herestret* in 1221 (GUAD608). This name comes from the Old English 'here' meaning army or military. Therefore the name means 'military way' and as Hare Lane follows the route of a Roman Road it is likely that the name relates to this. Another documentary record relates to the site of the Alvin Gate (GUAD629) on Hare Lane/St Catherine Street. The gate is stated to have had picturesque architectural features but was demolished in the 17<sup>th</sup> century.

A watching brief at the junction of St Catherine Street and Skinner Street (GUAD696) revealed the silted up medieval course of the River Twyver. At 26-28 (now 30) St Catherine Street a watching brief (GUAD768) revealed evidence of a medieval building. There was a clay floor with postholes for a partition, a stone hearth and associated 13<sup>th</sup> century pottery. Close to this at 12 St Catherine Street a watching brief (GUAD910) also revealed a medieval metalled surface of 11<sup>th</sup> to 13<sup>th</sup> century in date. At the corner of St Catherine Street and Park Street an evaluation (GUAD1523) revealed the foundations of medieval tenements fronting both streets. A watching brief in the same area (GUAD2284) revealed stone walls probably of medieval date. A watching brief at the junction of St Catherine Street and Park Street (GUAD807) recorded the sunken profile of early St Catherine Street. A watching brief at 15 Park Street (GUAD977) uncovered medieval construction layers and elsewhere on Park Street an excavation (GUAD794) revealed medieval buildings.

An evaluation for the Inner Relief Road (GUAD722) at Tanners' Hall revealed medieval tanning pits. At the same place, an excavation at Tanners' Hall (GUAD721) revealed structural remains of 13<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup> century dates. Also at Tanners' Hall, a later evaluation (GUAD1956) recorded structural remains dating to the 13<sup>th</sup> century and a later medieval extension to the Hall. Tanning pits of the 15<sup>th</sup> and 16<sup>th</sup> century were also recorded in an area previously thought to be unused for tanning. At the junction of Hare Lane and St Catherine Street a watching brief (GUAD889) uncovered the medieval sunken street, metalled surfaces and the possible wall of the medieval Alvin Gate. Close to this at the rear of 71 Worcester Street, a watching brief (GUAD978) revealed a substantial medieval stone building. Also on Worcester Street, an evaluation (GUAD1695) exposed medieval surfaces and ditches cut into 'dark earth' layers. To the south, off Worcester Street, a watching brief (GUAD550) also revealed a medieval cobbled surface.

On Gouda Way, to the south, an excavation (GUAD836) recorded medieval plough soil. Also on Gouda Way a watching brief (GUAD893) revealed medieval buildings and street alignments. At the Gouda Way and Park Street junction (GUAD2086) medieval structures and late medieval tanning pits were recorded during a watching brief. An evaluation on land at Kings School (GUAD1888) uncovered five large pits and a ditch of medieval date.

### Built Heritage

Apart from all the medieval buildings associated with the Cathedral to the south of the SUB29 site, there are a small number of medieval buildings within the area of the site. The Coach and Horses Inn (NHLE1245663) at the corner of St Catherine Street, is a grade II listed public house of early 16<sup>th</sup> date. It is of timber-frame construction with jettied frontage and white painted infill panels. Tanners' Hall (NHLE1422933) is also a grade II listed building. This stone structure is 13<sup>th</sup> century in date although it is now a ruin. It was originally a medieval merchant's house that was taken over by the Company of Tanners in 1540. 30 St Catherine Street is medieval in origin although it was moved and rebuilt on its current site in the 1980s. It is not clear how much of the current structure dates to the medieval period.

## 2.1.4 Post-medieval

### Archaeology

Due to the location of the SUB29 site within an area of post-medieval expansion of the City, there are a large number of records of post-medieval date within the area of the site. At the St Catherine Street and Skinner Street junction a watching brief (GUAD696) uncovered the 19<sup>th</sup> century culverted River Twyver with a metalled street over it. The watching brief at 12 St Catherine Street (GUAD910) revealed 18<sup>th</sup> and 19<sup>th</sup> century building foundations. Between St Catherine Street and Skinner Street a watching brief (GUAD824) uncovered 19<sup>th</sup> century made-ground levels and the

culverted course of the River Twyver. The watching brief on Skinner Street (GUAD808) revealed a substantial 18<sup>th</sup> and 19<sup>th</sup> century surface of large beach cobbles along with copper slag and 2 ½” brick. Between St Catherine Street and Park Street (GUAD2284) post-medieval stone walls were recorded during a watching brief. On Park Street, an excavation (GUAD794) revealed post-medieval buildings. At 63 Worcester Street a watching brief (GUAD897) uncovered the 18<sup>th</sup> to 19<sup>th</sup> century street level and a 19<sup>th</sup> century metalled surface. At the Hare Lane and St Catherine Street junction (GUAD889) a watching brief uncovered a post-medieval cellar, the culverted course of the River Twyver and 17<sup>th</sup> to 19<sup>th</sup> century building foundations.

The excavation at Tanners’ Hall (GUAD721) revealed 17<sup>th</sup> and 18<sup>th</sup> century tanning pits and evidence of the Hall being converted into houses in the 19<sup>th</sup> century. The watching brief at 71 Worcester Street (GUAD978) exposed a 19<sup>th</sup> century brick well, that may have been a re-build of a medieval well. Adjacent to this, at 73 Worcester Street, a watching brief (GUAD954) uncovered a succession of post-medieval metalled surfaces. Elsewhere on Worcester Street an evaluation (GUAD1695) revealed post-medieval surfaces. Also on Worcester Street a watching brief (GUAD550) revealed the 19<sup>th</sup> century culvert for the River Twyver.

At Black Dog Way a watching brief (GUAD780) uncovered a 19<sup>th</sup> century clay pipe kiln and pipes fired in the kiln. A watching brief for the Flood Alleviation Scheme (GUAD2023) exposed the structural remains of a 19<sup>th</sup> century well, brick walls and a sewer culvert. An excavation on Gouda Way (GUAD836) revealed post-medieval plough soils. At Kings School, 11 Park Street, a watching brief (GUAD914) recorded the foundations and demolition rubble of post-medieval buildings. A watching brief at the Gouda Way and Park Street junction (GUAD2086) revealed post-medieval tanning pits.

#### Built Heritage

There are a number of listed post-medieval buildings in the area of the SUB29 site. 6, 8, and 10 St Catherine Street (NHLE1245662) is a grade II listed range of shops and former dwellings. They date to the late 16<sup>th</sup> century and have a core of timber-frame with brick all rendered. On Worcester Street are a number of listed buildings. Worcester Street was an expansion of the City that was created in the 1820s to relieve the narrow Hare Lane (Verey and Brooks 2002, p484). 38-60 (even) Worcester Street (NHLE1272055) is a grade II listed terrace of 12 houses which are now offices and flats. They were built in 1825 of brick and have three storeys with basements and attics. 74 and 76 Worcester Street (NHLE1272056) are a pair of grade II listed semi-detached houses built in 1825 of brick with a stone coped parapet. Close to this is the grade II listed St Mark’s Church (NHLE1245750) which is listed with its front wall and gate piers. This structure was designed by Francis Niblett in a 13<sup>th</sup> style and was built in 1846-7. It is constructed of rubble stone with ashlar dressings as is noted for its stained glass illustrative of the evolution of glass design and styles during the later half of the 19<sup>th</sup> century.

There are many other buildings of post-medieval date in the area of the SUB29 that are not listed but are still worthy of mention. 71, 73 and 77-83 (odd) Worcester Street are all brick built with stone voussoirs and date to the 1820s when Worcester Street was created. 76 Hare Lane, located right against the Railway viaduct, is a former public house of early to mid 19<sup>th</sup> century date built of brick with stone details.

### 2.1.5 Modern or Undated

#### Archaeology

With the exception of garden soils and modern surfaces there has been no recorded archaeology of a modern date recorded within the area of the SUB29 site.

#### Built Heritage

There are a small number of buildings of modern date worthy of mention within the area of the SUB29 site. 62-72 Worcester Street is a terrace of early 20<sup>th</sup> century Arts and Crafts style houses built of brick with full height square bays topped with gables. They have timber-frame elements on the bays and gable which also has pierced bargeboards. The sash windows have multiple lights in the top sections and the roofs have decorated ridge tiles and gable finials. Pevsner describes them as ‘a short terrace<sup>3</sup> by H A Lansley, 1904-7 with half-timbered bay windows and bargeboarded gables’ (Verey and Brooks 2002, p497).

### 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 SUB29 site is very visible within the Hare Lane and St Catherine Street area. The Worcester Street Conservation Area Appraisal (GCC 2007) identifies that key views of the listed buildings to the immediate north can be seen from within the site. It also identifies that a key view from the south of Skinner Street looks across the SUB29 site towards the railway viaduct.

Development of the SUB29 site would have an impact upon the setting of the listed buildings to the immediate north, the Coach and Horses Inn and 6, 8 and 10 St Catherine Street.

## 2.2 History and Map Regression Analysis

The area of the SUB29 site lies within the suburbs of Gloucester City and within an area which has a long history. The earliest Roman fort at Gloucester was situated to the north of the site on the banks of the old course of the River Severn. The fort was established around 50AD, covered an area of 20 hectares and housed both legionary and auxiliary troops. The fort only lasted until 64-66AD when the new legionary fortress at *Glevum* (Gloucester) to the south was completed. The fort was most likely demolished with the move to the new fortress and archaeological evidence shows that the area was later used as a road-side cemetery for the colonia of *Glevum* in the 2<sup>nd</sup> century.

The same site used as the early Roman fort and then a cemetery was further re-used in the late Anglo-Saxon period as a royal palace and it is from this that the name Kingsholm comes – ‘*Kynges Holme*’. The ‘dark earth’ covering much of the Roman remains of Gloucester may demonstrate that there was little use of the area except for agriculture in the early Anglo-Saxon period, however there must have been some occupation of the former fortress or its suburbs because Gloucester was regarded as an administrative centre in 577AD (Herbert 1988, p5). The foundation of the minster of St Peter around 679AD also shows that Gloucester must have held some importance. The area of the SUB29 site gained importance in the later Anglo-Saxon period with the construction of the new minster of St Oswald founded by Æthelfleda, daughter King Alfred, in around 900AD. This was named for St Oswald after a raid into Danish territory in 909AD brought back the bones of St Oswald to the minster.



With the location of the minster and the palace in this area of the City it is likely that there was a substantial suburb here in the later Anglo-Saxon period. This is born out by street name evidence from the area, such as Hare Lane (meaning military way from 'herestret') and Watering Street (now St Catherine Street). At the time of the Norman invasion of Britain in 1066, Gloucester had 300 burgesses and 82 residences were 'waste' (Moore 1982, EvK 1). By 1100 however there were 281 burgesses within Gloucester and the King held jurisdiction over all of them. He also had jurisdiction of 10 churches within the city. The city had depreciated in value between 1086 and 1100 by £60 (ibid). St Oswald's minster declined quite soon after its construction and in the 11<sup>th</sup> century, when construction of the new St Peter's minster began, it became a minor priory of Augustinian canons. During the dissolution, the priory was suppressed and mainly demolished but the north aisle was retained as the parish church of St Catherine. This church was damaged in the siege of Gloucester in 1643 with only ruins now surviving.

The area of the SUB29 site was the centre of an early suburb of the City of Gloucester already in place in the Anglo-Saxon period. 'The Hare Lane suburb, on the route leading out to the Royal Palace at Kingsholm and to Tewkesbury, comprised three parallel lanes (Hare Lane, Back Hare Lane [now Park Lane] and Bride Lane' and 'along Watering Street (later St Catherine Street) which ran from the blind gate near [St Oswald's] minster round to Alvin Gate at the head of Hare Lane' (Herbert 1988, p66). The area was well built up in the later medieval period with a number of timber-frame houses, some jettied, although it appears to have been a poor area of the city by the mid 19<sup>th</sup> century and into the 20<sup>th</sup> century with many of the timber-frame buildings being demolished during slum clearances. This is described in the Victoria County History: 'The pace of slum clearance increased in the 1930s ... In the later 1930s there were clearances throughout the city, mostly in older areas such as Hare Lane, St Catherine Street ... [which] greatly reduced the population of the older part of the city' (Herbert 1988, p237).

The earliest historic maps of the area of the SUB29 site are not very detailed. The Saxton map (Fig 3) of the later 16<sup>th</sup> century shows only settlements with churches and the River Severn with Gloucester very prominent. Kingsholm is not separately shown on this map, nor is it shown on the 1646 Blaeu map (Fig 3) which is very similar. The 1794 Cary map (Fig 3) includes roads and shows Gloucester prominently but does not have any other detail of the city. The first map showing any detail of the area is a 1799 map of Gloucester which shows the SUB29 site as an open area with buildings along both Hare Lane and St Catherine Street and gardens to the north and south of St Catherine Street. The 1805 Cole and Roper plan (Fig 3) shows the SUB29 site as an orchard with a small structure in its south west corner. The buildings of Hare Lane and St Catherine Street are clearly visible on this plan and the gardens to the north of the latter are labelled 'Chapel House Garden'. The scale of the 1831 Ordnance Survey (Fig 3) is too small to show a great amount of detail but it does show the built up area of St Catherine Street. The new Worcester Street is clearly visible running out to Kingsholm. The 1852 Board of Health maps (Fig 3) of the area show that by this time the frontage of Hare Lane within the SUB29 site had been built up leaving the back plots as gardens. A hedge line crosses the southern area of the site and a small shed or outhouse is near this in the east. The railway viaduct is clearly shown crossing this map along with the built-up areas of the south part of Hare Lane and the northern side of St Catherine Street.

The Ordnance Survey 1<sup>st</sup> edition of 1884 (Fig 4) shows the increasing expansion within the area of the SUB29 site with buildings now on both sides of Hare Lane and Park Street and also along the north and south of St Catherine Street. A large vinegar works is marked to the north of the St Catherine Street and Skinner Street corner. The 1852 Board of Health map shows this as a

'Parchment Manufactory' in a much smaller building. The 1891 Goad insurance plan of the factory site records it as 'John Stevens, Sons & Co Gloucester Vinegar Works Jam and Pickle Factory'. It stretched from a long range fronting Skinner Street (marked Roman Road on the plan) westwards to the rear of 14 and 16 St Catherine Street. The buildings shown on St Catherine Street are marked as tenements with the public house of the Coach and Houses on the corner. The 1902 Ordnance Survey (Fig 4) shows how built up the area around the SUB29 site has become by this time but the SUB29 site still has open space in the back plots between Hare Lane and Worcester Street. To the north can be seen the Vinegar Works which has further expanded and on the 1923 Ordnance Survey (Fig 4) the Works have been extended even more so that they now cover most of the land north of the buildings on St Catherine Street and south of the River Twyver. The area of the SUB29 is still shown with buildings along its western edge and open space behind, although has now been divided.

The Ordnance Survey of 1938 (Fig 4) shows little change with the exception of a further extension to the Vinegar Works and, to the south of the railway viaduct, a number of buildings have been demolished and replaced with a larger structure. The scale of the 1942 Land Utilisation Survey is too small to show much detail. The entire area around the SUB29 site is coloured red on the map, indicating that it was 'Land so closely covered with houses and other buildings or industrial works as to be agriculturally unproductive'. The 1955 Ordnance Survey (Fig 4) shows a number of small changes in the area around the SUB29 site but not within the site itself. On St Catherine Street, numbers 16 and 34 to 44 have been demolished giving greater access into the Vinegar Works. By the time of the 1970 Ordnance Survey (Fig 4) the Vinegar Works, now called Exhibition Works, have expanded greatly to the west and more buildings have been demolished both in St Catherine Street and Hare Lane. The buildings within the SUB29 site have been completely demolished with the site being marked as a car park. This is also the case with the northern part of Park Street which is also marked as a car park on this map. On St Catherine Street there are large open spaces shown on the north side of the street frontage between numbers 12 and 24 and between numbers 32 and 64. On the south there are also gaps between Catherine House (number 11) and number 21, between 39 and 43 and between 49 and 53. All of these demolitions were probably part of the slum clearances described earlier. The modern maps still show large spaces on the street frontages of St Catherine Street and also the car parks on Park Street and Hare Lane, the SUB29 site.

### 2.3 Potential for Further Assets

The area around the SUB29 site has been shown to be rich in archaeological deposits, mainly of Romano-British and medieval date. Given that the central eastern area of the SUB29 site has never knowingly been built upon it is very likely that undisturbed deposits of Romano-British and medieval date will exist within this area. Archaeological investigations within the area have also shown that the survival of deposits is also good in even those areas that have seen development. This means that along the western edge of the site, where houses were built in the 19<sup>th</sup> century, archaeological evidence of deposits earlier than the houses are also likely to survive.

## 3. Significance

### 3.1 Intrinsic interest of the site

The SUB29 site holds interest in relation to the probable buried archaeology on the site. In at least part of the site, it is possible that undisturbed deposits of Romano-British and medieval date exist. Whilst, the rest of the site was developed in the 19<sup>th</sup> century, evidence from the surrounding area shows that earlier deposits can still be found.

The site also holds importance because it lies within the Worcester Street Conservation Area.

### 3.2 Relative importance of the site

There are no designated heritage assets within the SUB29 site and therefore it holds little national importance. There are, however, listed buildings to the immediate north of the site which are viewed from within the site.

### 3.3 Physical extent of important elements

The physical extent of the important elements of the SUB29 site cannot be fully detailed due to the unknown nature of the buried archaeology. The most likely area for undisturbed archaeology is within the central-eastern part of the site with archaeological deposits likely to exist across the whole 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.

<b>Major Enhancement</b>	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
<b>Enhancement</b>	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).
<b>Neutral</b>	Impacts that have no long-term effect on any heritage asset.
<b>Minor Harm</b>	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.
<b>Moderate Harm</b>	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.
<b>Major Harm</b>	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.
<b>Substantial Harm</b>	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
<b>Unknown</b>	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

The impact upon the unknown archaeological remains suspected to survive within the SUB29 site cannot be quantified in detail as there are no proposals for comparison. However, 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. For the eastern part of the site this would result in the loss of the possible undisturbed Romano-British and/or medieval archaeology. This would cause **Major Harm** to the heritage assets. For the whole of the site this would result in the loss of Romano-British, medieval and post-medieval archaeology. This would cause **Major Harm** to the heritage assets.

### 4.2.2 Built Heritage

The SUB29 site does not contain any historic buildings. It lies immediately adjacent to two designated heritage assets (see below) and to the undesignated historic building of a 19<sup>th</sup> century former public house. Development within the site would need to take into account these structures.

### 4.2.3 Settings

Development of the SUB29 site would have an impact upon the two grade II listed buildings of the Coach and Horses Inn and 6, 8 and 10 St Catherine Street located to the immediate north of the site. Both of the designated heritage assets can be seen from within the site and any development would have an effect upon these buildings. This would affect the setting of the historic buildings and cause **Minor Harm** to the heritage assets.

## 4.3 Improvements and Enhancements

The area of the SUB29 site has long been considered one of the poorer areas of the city of Gloucester. St Mark's Church, to the north west of the site, was built to serve a densely populated and predominantly poor district of Gloucester. Constructed in 1846-47 it had the unusual feature that all of the sittings, of 600 people plus 200 children, were entirely free. The area was further depressed by the demolition of 'slums' in the 20<sup>th</sup> century. These 'slums' included a 'remarkable

group of 15<sup>th</sup> to 16<sup>th</sup> century timber-framed houses' (Verey and Brooks 2002, p498) on St Catherine Street. The areas of demolition have, in the main, not been replaced with any structures leaving whole areas of the street frontages open. The area of the SUB29 site is identified within the Worcester Street Conservation Area Appraisal (GCC 2007) as an 'area in need of enhancement' (ibid, p12). Appropriate development, in keeping with the appearance of the timber-framed or 19<sup>th</sup> century buildings of the area, would be an improvement of the area and of the SUB29 site and would be an **enhancement** to the heritage assets within 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) 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 listed buildings of the Coach and Horses Inn and 6, 8 and 10 St Catherine Street 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 (DCLG 2012) 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 (ClfA 2014f) and Historic England (EH 2010).
- Evaluation of the site to identify any possible buried archaeological remains followed by excavation in advance of development in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Community involvement during excavation of the site.

- Key views should be retained within any development.
- Setting of the Coach and Horses Inn, 6,8 and 10 St Catherine Street and Worcester Street Conservation Area to be appraised.
- Any development should preserve, and where possible, enhance the character and setting of the Coach and Horses Inn, 6, 8 and 10 St Catherine Street and the Worcester Street Conservation Area.
- The design of any development should take into account the setting of the Worcester Conservation Area and the proposed development should be of a high quality reflecting the local character of this urban area.
- Full reporting, publication and dissemination of all results.

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.

<b>Development allowed</b>	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
<b>Development Allowed –mitigation programme</b>	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.
<b>No development</b>	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB29 site and describes it as follows 'Potential of site determined by intensity of its use as a car park' (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 SUB29 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 SUB29 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 0.107 hectares of the site, a total area of 0.107 hectares would be unavailable leaving an area of **0.107 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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## 10. Appendix I: Table of designated and undesignated assets

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

HER	Name	Period	Type	Details
GUAD59	Alvin Street	Romano-British	Pottery	Stray find of unstratified 1 <sup>st</sup> to 2 <sup>nd</sup> century pottery
GUAD150	Worcester Street	Roman	Pottery	Stray find of rim and side sherds of Samian bowl
GUAD389	Park Street	Romano-British	Key	Stray find of Roman bronze key with trefoil looped head
GUAD550	Worcester Street	Medieval Post-medieval	Watching Brief	Medieval cobbled surface and 19 <sup>th</sup> century brick culvert for River Twyver
GUAD551	Worcester Street	Romano-British	Coin	Stray find of Roman coin of Valentinian I minted 367-375AD
GUAD608	Hare Lane	Medieval	Documentary Record	Hare Lane was known as 'Herestret' in 1221 and meant 'military way' (from Old English <i>here</i> ). The road followed the route of the earlier Roman road
GUAD629	Hare Lane/Alvin Street	Medieval	Documentary Record	Record for the Alvin Gate – it is stated to have had picturesque architectural features and was demolished in the 17 <sup>th</sup> century
GUAD656	31-35 Worcester Street	Romano-British	Watching Brief	Roman timber building dated to 1 <sup>st</sup> century recorded
GUAD667	34-38 St Catherine Street	Romano-British	Watching Brief	Roman building and metallated surface
GUAD688	St Catherine Street	Romano-British	Watching Brief	Roman metallated surfaces over natural; post-pit containing post-hole; silted-up ditch containing 1 <sup>st</sup> -2 <sup>nd</sup> century pottery
GUAD696	St Catherine Street/ Skinner Street	Medieval Post-medieval	Watching Brief	Silted up medieval course of River Twyver succeeded by 19 <sup>th</sup> culverted river with metallated street over
GUAD698	Hare Lane (adjacent to railway viaduct)	Romano-British	Watching Brief	Robbed stone wall footing bounded by puddle clay layer and sealed by a surface containing Roman pottery; medieval and post-medieval layers; 19 <sup>th</sup> century make-up layers relating to railway viaduct
GUAD721	Tanners' Hall	Romano-British Medieval Post-medieval	Excavation	Roman metallated surface sealed by post-Roman 'dark earth' revealed. Structural remains of 13 <sup>th</sup> , 15 <sup>th</sup> and 16 <sup>th</sup> centuries recorded. Tanning pits of 17 <sup>th</sup> and 18 <sup>th</sup> century revealed. Hall converted to houses in 19 <sup>th</sup> century
GUAD722	Inner Relief Road	Romano-British Medieval	Evaluation	North-south aligned Roman road and Roman timber building recorded along with medieval tanning pits
GUAD768	26-28 (now 30) St Catherine Street`	Medieval	Watching Brief	Evidence of medieval building of clay floor with partition post-holes, stone hearth and

				associated 13 <sup>th</sup> century pottery
GUAD771	St Catherine Street	Romano-British	Watching Brief	Roman metalled surfaces and pits
GUAD780	Black Dog Way	Post-medieval	Watching Brief	19 <sup>th</sup> century clay pipe kiln with associated pipes recorded
GUAD781	35-37 St Catherine Street	Romano-British	Watching Brief	Large undefined Roman pit containing pottery, tegula and stone and tile fragments; succession of post-medieval street surfaces
GUAD794	Park Street	Romano-British Medieval Post-medieval	Excavation	Roman linear feature and pits containing pottery, possible building; medieval and post-medieval buildings
GUAD807	St Catherine Street/ Park Street	Romano-British Medieval	Watching Brief	Roman plank-lined drain re-cut as stone-lined drain containing 2 <sup>nd</sup> century pottery and tegula fragments; sunken profile of early St Catherine Street
GUAD808	Skinner Street	Post-medieval	Watching brief	Substantial 18 <sup>th</sup> and 19 <sup>th</sup> century metalled surface of large beach pebbles; copper slag and 2 ½” brick
GUAD824	Skinner Street/St Catherine Street	Romano-British Post-medieval	Watching Brief	Roman cremation urn containing calcined human bone and other broken vessels (possible cemetery); 19 <sup>th</sup> century made-ground levels and culverted course of River Twyver
GUAD836	Gouda Way	Romano-British Medieval Post-medieval	Excavation	Roman courtyard building, demolished in 3 <sup>rd</sup> century, overlain by medieval and post-medieval plough soils. 3 <sup>rd</sup> century gold earring recovered
GUAD889	Hare Lane/St Catherine Street	Romano-British Medieval Post-medieval	Watching Brief	Roman building of lias with opus signinum floor and Roman pits; medieval sunken street, metalled surfaces, possible wall of medieval Alvin Gate; post-medieval cellar and culverted course of River Twyver; 17 <sup>th</sup> to 19 <sup>th</sup> century building foundations
GUAD893	Gouda Way	Romano-British Medieval	Watching Brief	Roman and medieval buildings and street alignments recorded
GUAD897	63 Worcester Street	Romano-British Post-medieval	Watching Brief	Large undefined Roman feature and ground level with 1 <sup>st</sup> century pot also 18 <sup>th</sup> to 19 <sup>th</sup> century street level with 19 <sup>th</sup> century metalled surface
GUAD910	12 St Catherine Street	Romano-British Saxon Medieval Post-medieval	Watching Brief	Roman rubbish pits dating from mid 1 <sup>st</sup> century to 2 <sup>nd</sup> century sealed by Saxon post-built structure with clay floor and lime-washed walls; medieval metalled surface of 11 <sup>th</sup> to 13 <sup>th</sup> century; 18 <sup>th</sup> and 19 <sup>th</sup> century building foundations

GUAD914	Kings School, 11 Park Street	Romano-British Post-medieval	Watching Brief	Roman surface compacted with tegula and sandstone tile fragments; foundations and demolition rubble of post-medieval houses
GUAD931	17a Park Street	Romano-British	Coin	Stray find of Roman coin – Ae3 of Gloria Exercitus (335-341AD)
GUAD954	73 Worcester Street	Post-medieval	Watching Brief	Succession of post-medieval metalled surfaces and natural geology recorded
GUAD977	15 Park Street	Romano-British Medieval	Watching Brief	Robbed Roman masonry building with sunken hearth and floor of burnt clay; medieval construction layers and post-medieval surfaces
GUAD978	71 Worcester Street	Romano-British Medieval Post-medieval	Watching Brief	Roman pit containing 1 <sup>st</sup> century Samian and pottery; substantial medieval stone building; 19 <sup>th</sup> century brick well possibly re-build of medieval well
GUAD1465	Park Street	Medieval	Watching Brief	Succession of shallow medieval road surfaces
GUAD1523	St Catherine Street/ Park Street	Romano-British Medieval	Evaluation	Roman features and early Roman pit and ditch identified along with foundations of medieval tenements fronting St Catherine Street and Park Street
GUAD1630	30 St Catherine Street	Romano-British	Evaluation	Mixed soil layer containing Roman pottery
GUAD1695	Worcester Street	Romano-British Medieval Post-medieval Modern	Evaluation	2 <sup>nd</sup> to 3 <sup>rd</sup> century demolition deposits, Roman surfaces; 'dark earth' layers cut by medieval ditches; medieval surfaces; post-medieval and modern surfaces
GUAD1727	Tanners' Hall	-	Desk-based Assessment	Confirmed structure was medieval Tanners' Hall; Romano-British and medieval archaeological deposits exist within the area
GUAD1814	29-35 St Catherine Street	Roman	Watching Brief	Roman surface of limestone, lias, tile, pebble and gravel with 2 <sup>nd</sup> century pottery
GUAD1848	Tanners' Hall	Medieval	Assessment	Building recording of medieval Tanners' Hall
GUAD1888	Kings School	Romano-British Medieval	Evaluation	Six pits of Romano-British date and five large pits and ditch of medieval date recorded
GUAD1956	Tanners' Hall	Medieval	Evaluation	Structural remains dating to 13 <sup>th</sup> century recorded along with a wall extending the Hall and tanning pits of 15 <sup>th</sup> to 16 <sup>th</sup> century date in an area previously unknown to be used for tanning
GUAD2009	Tanners' Hall	-	Assessment	Feasibility study/assessment of Tanners' Hall including phasing of surviving structure
GUAD2021	Flood Alleviation	-	Desk-based	Carried out in advance of

	Scheme		Assessment	proposed flood alleviation works
GUAD2023	Flood Alleviation Scheme	Post-medieval Modern	Watching Brief	Structural remains of 19 <sup>th</sup> to 20 <sup>th</sup> century well, brick walls and sewer culvert.
GUAD2086	Gouda Way/ Park Street	Romano-British Medieval Post-medieval	Watching Brief	Multi-phase urban deposits recorded – Roman road and structures; medieval structures; late medieval and post-medieval tanning pits
GUAD2123	Inner Relief Ring Road	-	Desk-based Assessment	Discussed history and archaeology of the proposed road route
GUAD2284	St Catherine Street/ Park Street	Romano-British Medieval Post-medieval	Watching Brief	Roman pits containing early Roman pottery and medieval or post-medieval stone walls recorded
NHLE1245662	6, 8 and 10 St Catherine Street	Post-medieval	Listed Building	Grade II listed range of shops and former dwellings. Late 16 <sup>th</sup> century with later alterations.
NHLE1245663	Coach and Horses Inn, St Catherine Street	Medieval Post-medieval	Listed Building	Grade II listed public house of early 16 <sup>th</sup> century date. Extended in 18 <sup>th</sup> and 19 <sup>th</sup> centuries.
NHLE1245750	St Mark's Church, Worcester Street	Post-medieval	Listed Building	Grade II listed church, front wall and gate piers. Built 1846-7, designed by Francis Niblett. 13 <sup>th</sup> century style of rubble stone with ashlar dressings
NHLE1272055	38-60 (even) Worcester Street	Post-medieval	Listed Building	Grade II listed row of twelve terraced houses. Built 1825 of brick with stone details.
NHLE1272056	74 and 76 Worcester Street	Post-medieval	Listed Building	Grade II listed pair of semi-detached houses. Built 1825 of brick with stone details.
NHLE1422933	Tanners' Hall	Medieval Post-medieval	Listed Building	Grade II listed 13 <sup>th</sup> century stone built town house taken over by Company of Tanners in 1540. Used as a tannery until 18 <sup>th</sup> century. Converted to two cottages in 19 <sup>th</sup> century. Now a ruin.

## II. Plates

Photos from Google maps



Plate 1: Hare Lane Carpark from the north west

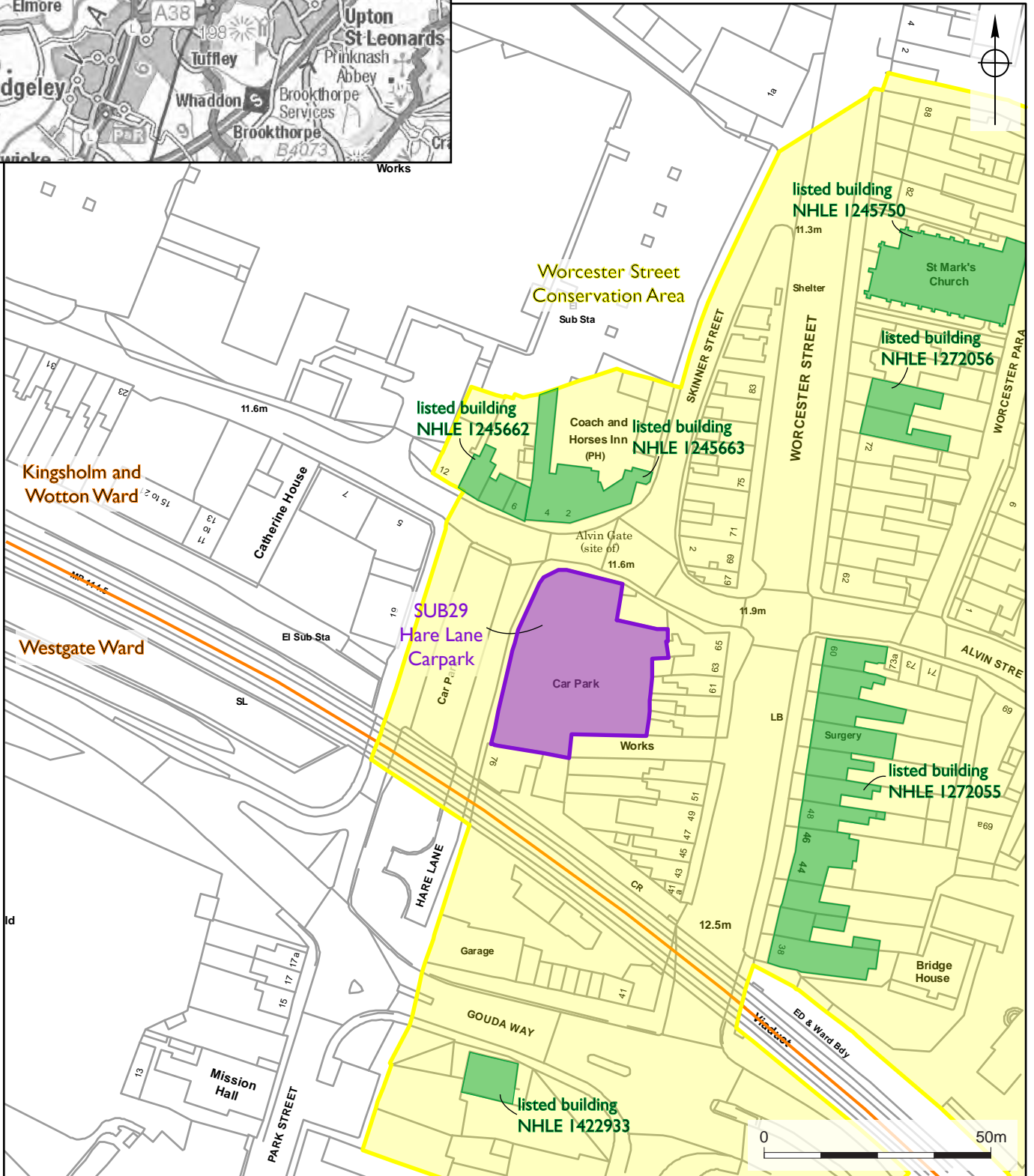


Plate 2: Hare Lane Carpark from the north



Plate 3: Hare Lane Carpark from the west

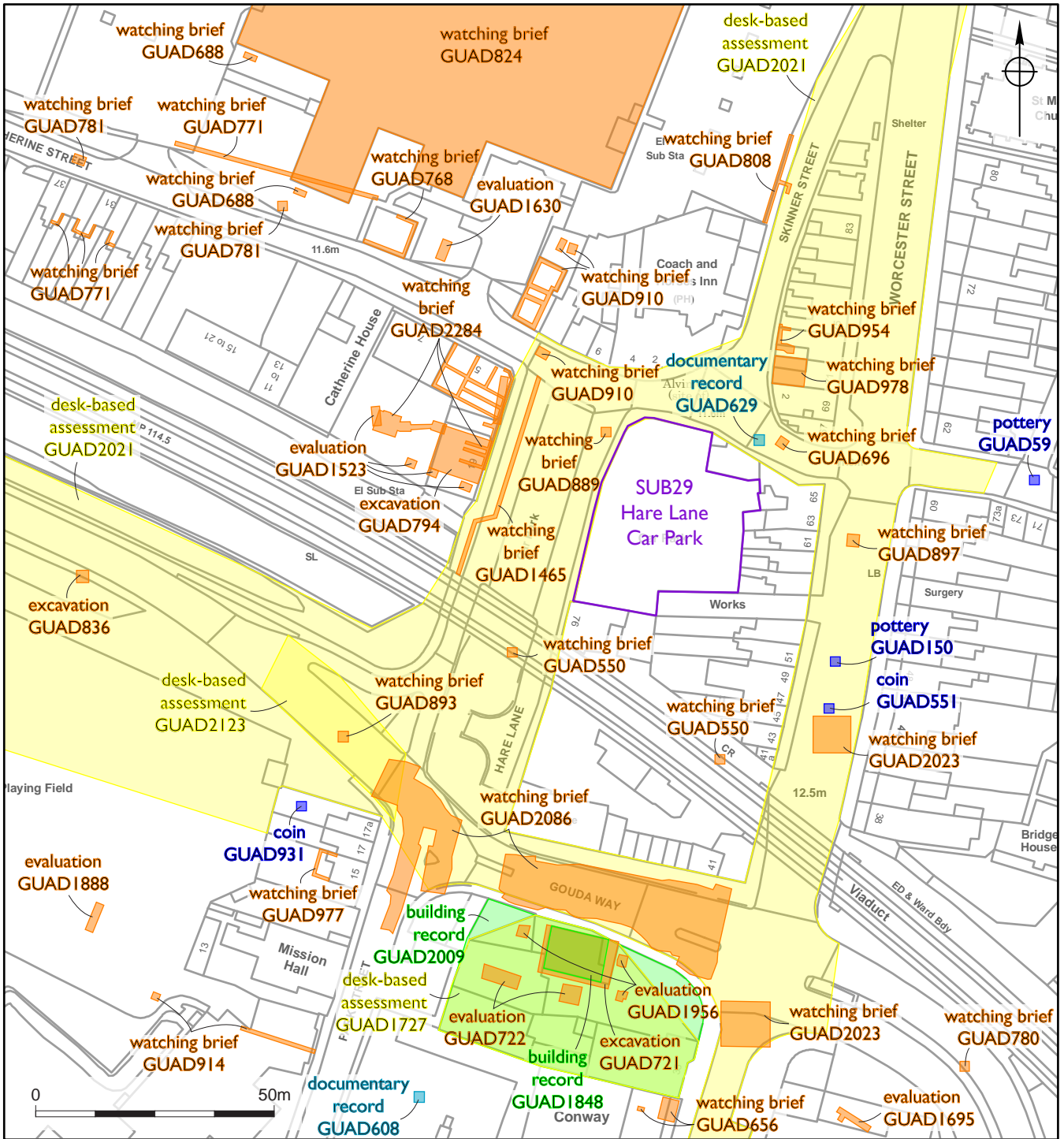
## 12. Figures



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Figure I - Site Location



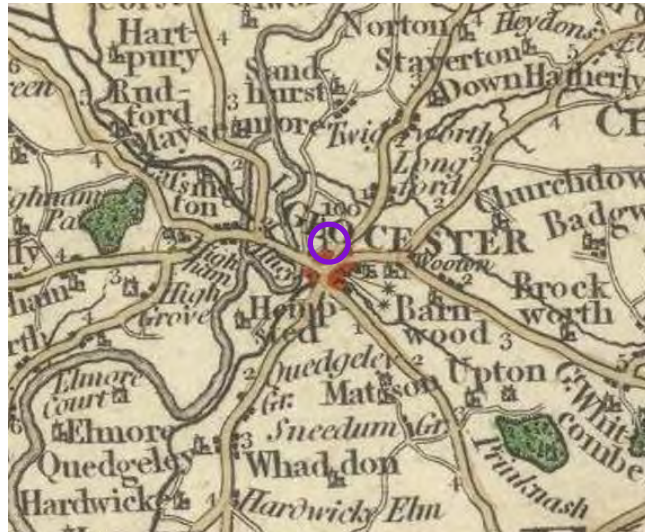


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Figure 2 - Archaeological Information



1583 Saxton map



1794 Carey map



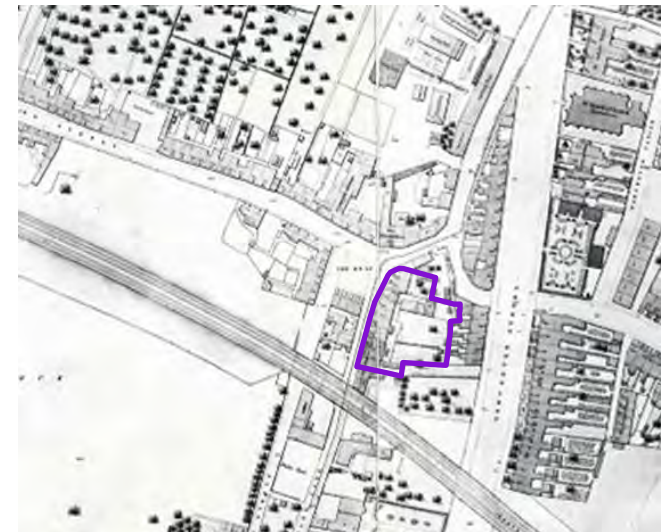
1831 Ordnance Survey



1646 Blaeu map



1805 Cole and Roper plan

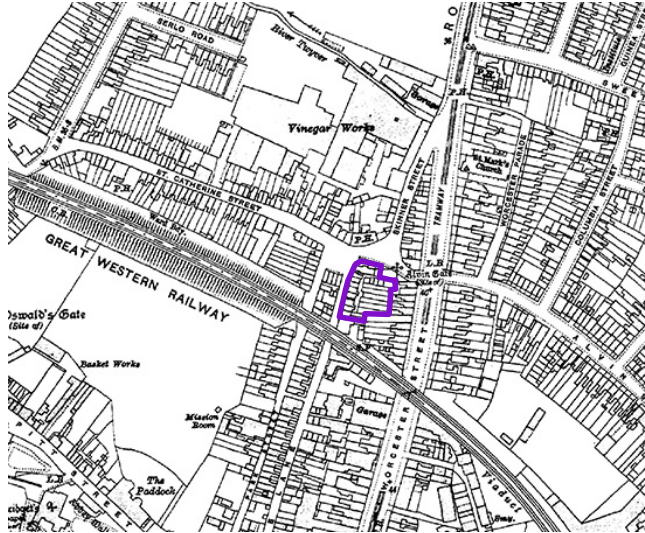


1852 Board of Health

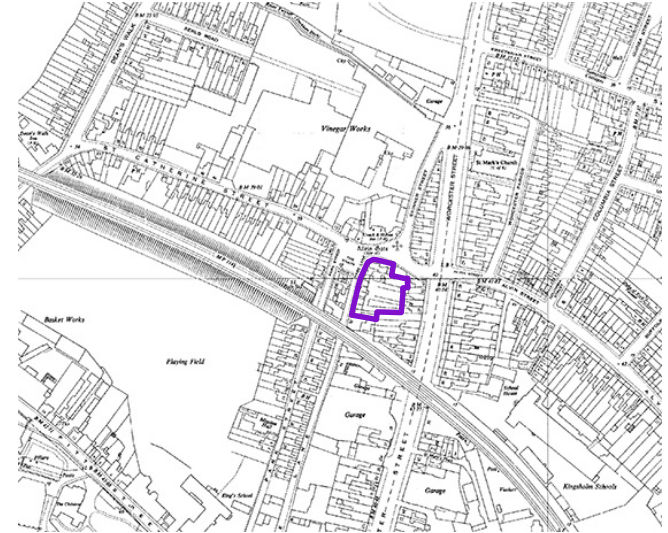
Figure 3 - Historical mapping



1884 Ordnance Survey



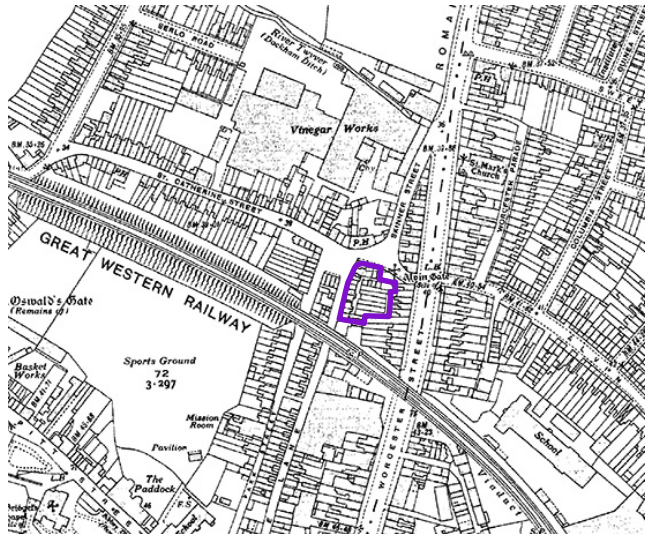
1923 Ordnance Survey



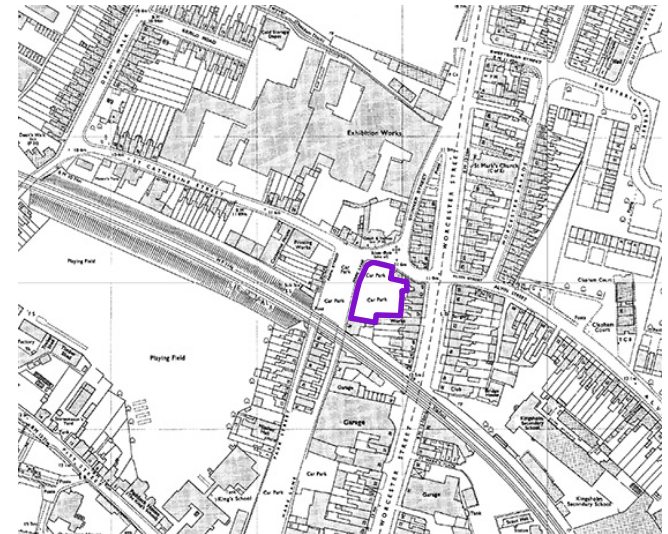
1955 Ordnance Survey



1902 Ordnance Survey

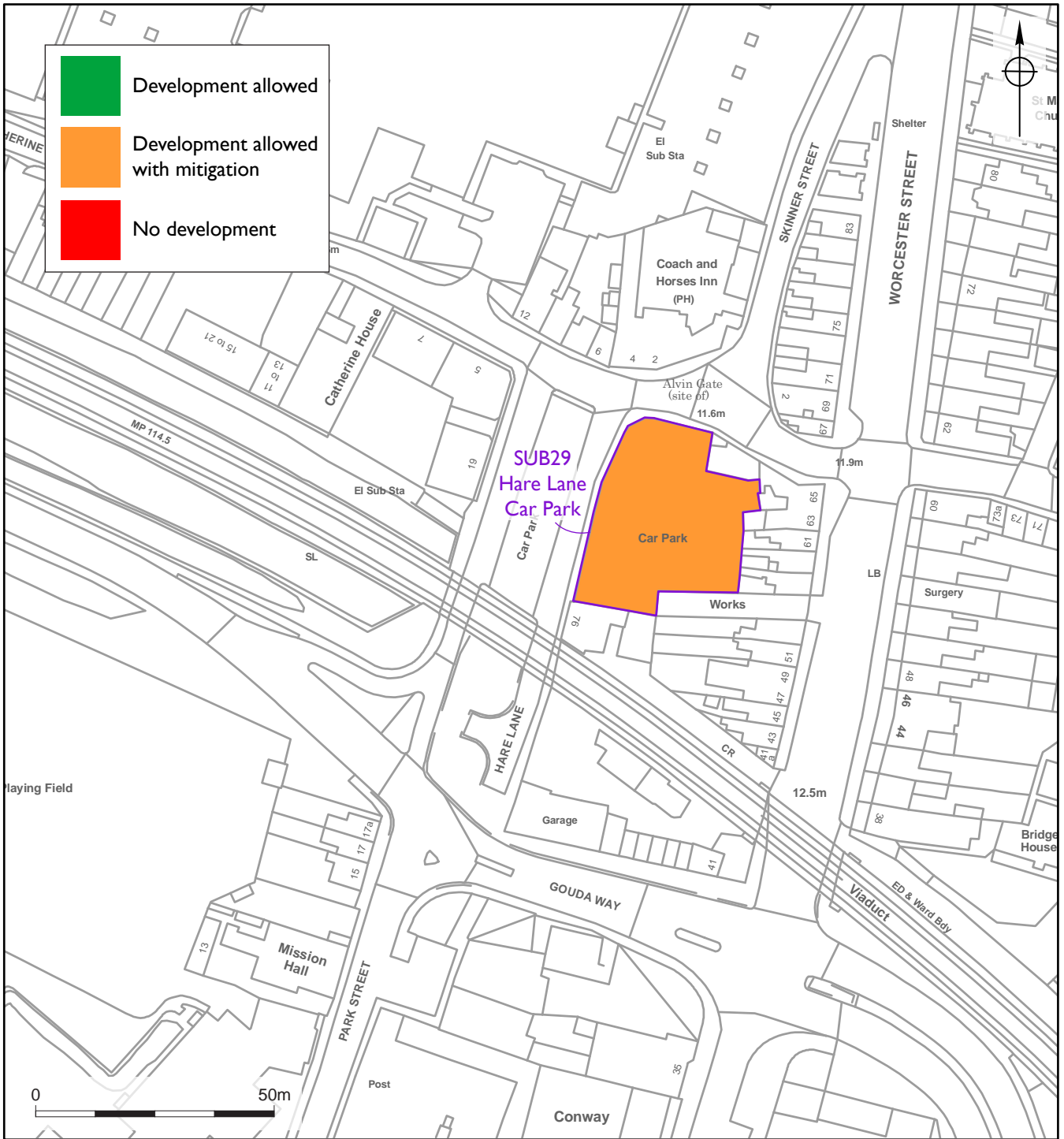


1938 Ordnance Survey



1970 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations