

SUB40 The Knoll, Stroud Road

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

March 2015

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

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## SUB40 The Knoll, Stroud Road

### I. Background

#### I.1 Location

This site historic environment assessment consists of SUB40 The Knoll, Stroud Road located within the parish of Tuffley, in the split between the Wards of Tuffley and Matson and Robinswood within the wider boundary of Gloucester City (Fig 1). It consists of The Knoll Nursing Home and surrounding grounds. The site is bounded by the Stroud Road (A4173), and houses along it, on the west with the houses of Oak Bank to the north. To the south are open fields and to the east is the open land at the base of Robinswood Hill.

#### I.2 Site Visits

Site visits were undertaken in March 2016. Photographs of the site have been reproduced in this document as Plates 1-3. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

#### I.3 Topography, Geology and Land Use

The site encompasses an area of 4.44 hectares (Fig 1), is centred on NGR SO 8349 1538 and is located on a steep slope running west to east. It lies at a height of between 108m and 54m 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 soils overlying the area are clayey loam to silty loam (UKSO 2016).

The last use of the site was as a nursing home with grounds and an area of woodland in the west on the lower slopes of Robinswood Hill.

#### 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 SUB40 site. It is not part of a registered park or garden or a battlefield. The closest listed building lies to the immediate south of the site (333 Stroud Road, NHLE1271789) and there are further listed structures to the north. The site lies within the Robinswood Hill Landscape Conservation Area and is just outside the boundary of the Robinswood Hill Country Park.

Planning history shows that there are no current planning applications for the SUB40 site. A planning application was made and approved (07/00473/FUL) for a single storey kitchen extension at 2 Bude Cottages, 337 Stroud Road. The site outline for this application crossed into the boundary of the

SUB40 site but the works that were carried out were outside the SUB40 boundary and had no effect on the SALA 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 SUB40 site and its surrounding 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

A number of previous assessments have taken place within the area of the SUB40 site. The whole of the site itself was subject to a desk-based assessment and walkover survey (GUAD1891). This assessment revealed that The Knoll (at the centre of the SUB40 site) was constructed in the late 1860s or 1870s. It was extended in the 1920s, became a nursing home in the 1960s and was extended with a new accommodation block around 1970.

The whole of Robinswood Hill, including part of the SUB40 site, was subject to a desk-based assessment (GUAD1992) in 2000 which drew together the known archaeological information of the area and identified potential areas of research. A desk-based assessment of the Robins Wood Hill Farm (GUAD1985), to the north of the SUB40 site, showed that the farm sits within a zone of known Roman activity.

A geophysical survey to the north east of the SUB40 site (GUAD1877), close to the Country Park car park, revealed a number of faint linear features. A more extensive geophysical survey around the slopes of Robinswood Hill (GUAD2288) identified a number of potential archaeological features particularly at Toboggan Slope to the north east of the SUB40 site.

#### 2.1.2 Prehistoric, Roman and Saxon

##### Prehistoric

Prehistoric activity has been recorded to the east of the SUB40 site around the summit of Robinswood Hill with two Neolithic axes, other flint items and Iron Age pottery sherds found in the area. Following the geophysical survey on Robinswood Hill (GUAD2288), Toboggan Slope, 300m north east of the SUB40 site, was excavated and recovered prehistoric flints. There have been no other recorded prehistoric sites in the close vicinity of the SUB40 site.

##### Roman

A number of stray finds of Roman date have been recovered within the area of the SUB40 site. A cremation urn (GUAD1182) of the Antonine period, Collingwood Type 72, was found on Reservoir Road. A sestertius of Hadrian (GUAD1177), AD117, was recovered from the west side of Robinswood Hill and from the foot of the Hill another coin was (GUAD1180). This was a follis of Constantius I dated to 293-305 AD. Off Fox Elms Road a further coin was found (GUAD1178) which was an Ae3 of Valentinian I dating to 364-375 AD. At 234 Stroud Road three sherds from base of a mug of Roman date were found (GUAD206)

Field observations on the west side of Robinswood Hill recorded signs of Roman occupation (GUAD1183) including a low bank of redeposited material containing tile, sandstone, plaster and

opus signinum. The excavation carried out at Tobaggan Slope, following the geophysical survey, recovered Roman pottery along with the prehistoric flints.

### 2.1.3 Medieval

Within the vicinity of the SUB40 site there has been little medieval evidence recorded. The closest medieval site is the listed 'Well Cross' (NHLE1245660) on the edge of Robinswood Hill Country Park car park. This grade II\* building is 12<sup>th</sup> or 13<sup>th</sup> century in date and consists of a low rectangular structure built of dressed oolitic limestone slabs with a roof slab. It was used as a well-head as part of the water-supply for St Peter's Abbey and was originally topped with a cross. Field observations also recorded the structure (GUAD1157).

### 2.1.4 Post-medieval

#### Archaeology

Evidence of post-medieval use of the area close to the SUB40 site was recovered during an excavation at Robinswood Hill car park (GUAD1878). The remains of a number of post-medieval buildings associated with the reservoirs and tea house at the Country Park were recorded. The excavation carried out at Tobaggan Slope, following the geophysical survey, recorded an 18<sup>th</sup> century ditch along with the earlier Roman and prehistoric evidence. An evaluation on land to the rear of 258 Stroud Road (GUAD1882) recorded a post-medieval post-hole and a single sherd of post-medieval pottery.

#### Built Heritage

Around the SUB40 site are a number of buildings of post-medieval date. The Knoll itself (within the SUB40 site) is a structure of mid to late 19<sup>th</sup> century date. It is built of rusticated ashlar blocks in a Victorian Gothic style. To the immediate south of the site, 333 Stroud Road (NHLE1271789) is a grade II listed early 17<sup>th</sup> century farmhouse. It was converted to cottages in the 18<sup>th</sup> or early 19<sup>th</sup> century but converted back to a single house by the early 20<sup>th</sup> century. To the south of the SUB40 site are number of surviving post-medieval houses including 339 Stroud Road (called Tuffley Lawn on the old maps) and to the north is 3-8 Oak Bank.

### 2.1.5 Modern or Undated

#### Built Heritage

Modern evidence in the area surrounding the SUB40 site consists of built structures. Amongst all the modern housing built in the 20<sup>th</sup> century are two structures of note. St Barnabas' Church (NHLE1271790) is grade II\* listed, along with its boundary walls. The church was designed by the noted, and prolific, architect of high Anglican churches Nugent Francis Cachelmille-Day and built by local builders T W Nicholls and Son between 1938 and 1940. It is constructed of reinforced concrete with external wall faces and internal infill panels of pale-buff brick and is a very lofty, flat-roofed, building set on a high plinth. St Barnabas' is almost completely unaltered and the interior retains its original fixtures and fittings of high quality. Pevsner describes it as 'the best interwar church in the county' (Verrey and Brooks 2002, 447). Close to St Barnabas' Church lies the grade II listed Second World War Memorial (NHLE1420087) for the commemoration of the men of Tuffley who died in the War. This structure is a simple, timber cross set in a stone base with a moulded cap that was constructed after 1945 and became the central feature in the Garden of Remembrance that was laid out in 1950.

#### Archaeology

A small number of archaeological investigations in the area revealed undated or no archaeological evidence at all. A watching brief at 62 Well Cross (GUAD2167) uncovered a wall or foundation

80cm wide consisting of unmortared limestone. A further watching brief, at 47 Southfield Road (GUAD1598) revealed only garden soils and natural geology. At Robins Wood Hill Farm a watching brief (GHER973) revealed that the whole area of the farm had been truncated in the 19<sup>th</sup> century, when the farm was constructed, and therefore any earlier deposits or features had been removed.

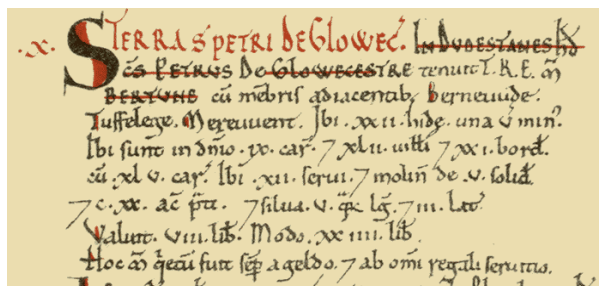
### 2.1.6 Settings and Key Views

'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 SUB40 site and The Knoll within it, lie on the edge of Robinswood Hill and are included within the Robinswood Hill Landscape Character Area. From the west the site is screened by mature planting partly from the original gardens surrounding the Victorian building of The Knoll. This mature planting leads naturally into the woodland and scrub on the sides of Robinswood Hill. The key view into the site comes from the access off Stroud Road. This view is framed by the planting along the Stroud Road and by the listed building of 333 Stroud Road.

## 2.2 History and Map Regression Analysis

Tuffley lies in the southern part of the City of Gloucester. The settlement can be dated back to at least the Anglo-Saxon period. The name Tuffley is derived from Anglo-Saxon and Old English meaning 'Tuffa's wood or clearing' (Ekwall 1960, p481). The Old English part of the name, 'leah', originally meant wood or clearing but later became known as pasture. In 1086 the name was *Tuffelege* (Moore 1982, p10,1) by 1190 it had become *Tuffele* and in 1342 it is recorded as being *Tuffeleye* (Baddeley 1913, p157).



The Domesday Survey of 1086 includes Tuffley as part of the Abbots Barton: 'St Peter's of Gloucester held the manor of (Abbots) Barton with the attached members Barnwood, Tuffley and Morwents (End) before 1066. 22 hides, less 1 virgate. In lordship 9 ploughs; 42 villagers and 21 smallholders with 45 ploughs. 12 slaves; a mill at 5s; meadow, 120 acres; woodland 5 furlongs long and 3

wide. The value was £8; now £24. This manor was always exempt from tax and from all royal service' (Moore 1982, p10,1). This gives a medium sized settlement area of around 19 households, although only part of this was Tuffley. In 1672 the area of Tuffley included 17 houses that were assessed for hearth tax (Herbert 1988, p390). By 1710 it had 26 houses and a population of around 110 (ibid) which by 1801 had changed to 18 houses with a population of 112 (ibid). The area of woodland included within the Survey, five furlongs by three furlongs, was probably within Tuffley, as its name suggests, and historic documents show that Tuffley was still heavily wooded in the 18<sup>th</sup> century (Herbert 1988, p384). Gloucester Abbey held Tuffley, and the rest of the Abbot's Barton, until the Dissolution in 1541 when it passed into the hands of the Dean and Chapter. The land was farmed and passed through a number of hands but stayed predominantly rural until the 20<sup>th</sup> century.

The earliest historic maps of the area of the SUB40 site are not very detailed. The Saxton map (Fig 3) of the late 16<sup>th</sup> century shows only settlements with churches and the River Severn. It does show Robinswood Hill on whose lower western slopes Tuffley is situated. The 1646 Blaeu map (Fig 3) is very similar. The settlement of Tuffley is not shown on either of these maps or on the Cary map of

1794 (Fig 3) which does at least show the roads. A 1799 map of the parishes of Gloucester (Fig 3) shows Tuffley and each individual field. The area of the SUB40 site consists of parts of four fields, Hither Ground, Little Home Orchard, Home Orchard and Lower Hill. The listed farmhouse (333 Stroud Road) on the edge of the SUB40 site can be seen adjacent to Home Orchard and a small structure can be seen in Little Home Orchard. Unusually the 1811 Dawson map (Fig 3) shows little detail around the area of the SUB40 site. This is likely because Tuffley was a very scattered settlement and the area was still very rural at the time. The 1831 Ordnance Survey (Fig 3) shows 333 Stroud Road and nothing else within the area of the SUB40 site.

The first of the more detailed maps is the Ordnance Survey 1<sup>st</sup> edition of 1884 (Fig 4). This map shows that The Knoll, called Tuffley Knoll on the map, has been constructed by this point. It is still surrounded by the orchards named on the 1799 map and the field layout has changed little since that time. The 1902 Ordnance Survey (Fig 4) shows no change in the area of the site although a new road and a number of houses have been constructed to the south. Many changes can be seen on the 1923 Ordnance Survey (Fig 4) which shows that The Knoll, still called Tuffley Knoll here, has been extended and glass houses have been built to the immediate east of the building. Also within the SUB40 site, an area of terracing has been created to the north of The Knoll which was shown to be a tennis court in the desk-based assessment of the site (GUAD1891). The area of the site still contains orchards and woodland at this point and a small number of houses have been constructed to the north of the SUB40 site. On the 1936 Ordnance Survey (Fig 4), outside the SUB40 site, a line of detached houses has been built along the western side of the Stroud Road. The Land Utilisation Survey of 1942 (Fig 4) shows much of the SUB40 coloured with green lines indicating that it is 'meadowland and permanent grass'. The rest of the site is coloured purple denoting that it is a 'house with gardens sufficiently large enough to be productive of fruit, vegetables, flowers, etc'. It is quite difficult to tell in detail of any changes to the area around the SUB40 site on this map but the coloured areas do show that there are sections of housing and orchards close to the site. The 1950s Ordnance Survey shows that there has been little change in the area of the SUB40 site although much more of the site is known shown to be wooded and the orchard areas have expanded. Of all the maps, the one that shows that most change in the area of the SUB40 site is the 1971 Ordnance Survey (Fig 4). On this map can be seen the large scale expansion of the City into the Tuffley area with the construction of houses to the west of the site. Within the site itself, an extension can be seen on The Knoll, now called The Knoll Nursing Home, which was shown, in the desk-based assessment carried out at the site (GUAD1891), to have been completed in the 1960s for use as accommodation.

## 2.3 Potential for Further Assets

Given the close proximity of known prehistoric and Roman archaeology to the SUB33 site, the likelihood of uncovering features of this date on the site is moderately high. The lower slopes of Robinswood Hill have been recorded as remaining wooded into the 18<sup>th</sup> century and therefore there is much less likelihood of this area containing archaeological evidence of medieval and early post-medieval date.

## 3. Significance

### 3.1 Intrinsic interest of the site

The area of the SUB40 site is of interest because it contains the historic building of The Knoll. The house, built in the late 1860s, was constructed in a Victorian Gothic style with a full-height bay



window with lancet windows at ground floor level. Other windows are mullioned, there is a turret roof over the bay and a timber porch over the entrance way with gothic detailing.

The SUB33 site holds interest as part of the Robinswood Hill Landscape Conservation Area (LCA). It also holds a minor interest in relation to the possible buried archaeology on the site.

### 3.2 Relative importance of the site

There are no designated heritage assets within the SUB40 site and it therefore holds little national importance. Although there are a number of designated assets within the area of the site, none of them are currently associated with the site itself. The site is within the Robinswood Hill LCA and therefore it holds importance in relation to the setting of this LCA.

### 3.3 Physical extent of important elements

The physical extent of the important elements of the SUB40 site can be easily identified. The Knoll is a distinctive mid to late 19<sup>th</sup> century building. The original structure can still be discerned despite the out of character later extensions.

## 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 SUB40 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. This would cause **Major Harm** to the heritage assets.

### 4.2.2 Built Heritage

Development of the complete SUB40 site may involve the demolition of The Knoll. This would cause **Major Harm** to the heritage asset. Should the building be retained within a development scheme, it would need to be altered and adapted to fit the new scheme which would cause **Minor Harm** to the heritage asset.

The listed 333 Stroud Road lies immediately adjacent to the boundary of the SUB40 site. Access to the site is also shared with the listed building. Development within the SUB40 site would require access of heavy machinery into the site which could have an impact upon the listed building. This would cause **Moderate Harm** to the heritage asset.

### 4.2.3 Settings

The setting of the Robinswood Hill Landscape Conservation Area (LCA), which the SUB40 site lies within, would be comprised by development of the site. It would cause **Minor Harm** to the setting of the LCA. Should development require removal of trees and shrubs within the site, this would cause **Major Harm** to the LCA.

The SUB40 site lies adjacent to a listed timber-framed building (333 Stroud Road). Any development within the SUB40 site would have an impact upon the setting of the listed building. This would cause **Moderate Harm** to the heritage asset.

### 4.3 Improvements and Enhancements

To add future protection and recognition of its historic and architectural interest, The Knoll should be put forward for inclusion within the forthcoming local list. This would be an **enhancement** to the heritage asset.

Removal of the modern extensions would be an **enhancement** of the original historic building of The Knoll.

## 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 Knoll 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.

- Requirement to retain the original structure of The Knoll.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010).

- Built heritage assessment of The Knoll and its adjoining structures followed by historic building recording to assess the impact of the development upon the structures, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Setting of The Knoll and surrounding area to be appraised. This should include assessment of impact for development within the footprint of the existing adjoining care home structures.
- Put forward The Knoll for local listing.
- Removal of modern structures around The Knoll.
- 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).
- Key views should be retained with any development.
- The design of any development should take into account the setting of The Knoll and the Landscape Character Area and should reflect the nature and character of both assets.
- Retention of the existing trees, hedges and screening currently in place. Additional screening to be added where needed to reduce the visual impact of development.
- 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 SUB40 site and describes it as ‘Site not suitable or achievable ... landscape evidence states site within area of ‘High’ landscape value’ however it also says that ‘Subdivision of existing building and use of brownfield footprint could be considered’ (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 SUB40 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 SUB40 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 4.44 hectares of the site, a total area of 0.04 hectares would be unavailable leaving an area of **4.40 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
GUAD206	234 Stroud Road	Romano-British	Pottery	Stray find. Three shades from base of mug found
GUAD1157	Robinswood Hill	Medieval	Field Observation	Medieval well house and well cross
GUAD1177	west side Robinswood Hill	Romano-British	Coin	Stray find. Sestertius of Hadrian dated to 117AD
GUAD1178	off Fox Elms Road	Romano-British	Coin	Stray find. Ae3 of Valentinian I (364-3275AD)
GUAD1180	foot Robinswood Hill	Romano-British	Coin	Stray find. Follis of Constantins I (293-305AD)
GUAD1182	Reservoir Road	Romano-British	Urn	Stray find. Cinerary urn of Collingwood Type 72 of Antonine period. Grey fabric decorated with obtuse angled reticulation GUAD1878s.
GUAD1183	west side Robinswood Hill	Romano-British	Field Observation	Signs of occupation, low bank of redeposited material containing tile, sandstone opus signinum and plaster
GUAD1503	west side Robinswood Hill	Undated	Burial	Stray find. Reburied inhumation recovered weathering out of quarry
GUAD1598	47 Southfield Road	-	Watching Brief	Only gardens soils and natural geology recorded
GUAD1877	Robinswood Hill	-	Geophysical Survey	Number of faint, positive, linear features.
GUAD1878	Robinswood Hill	Post-medieval	Excavation	Ancillary buildings associated with reservoirs and tea house.
GUAD1882	258 Stroud Road	Post-medieval	Evaluation	Post-medieval post-hole containing one sherd of post-med pottery recorded
GUAD1985	Robinswood Hill Farm	-	Desk-Based Assessment	Showed that the farm sits within a zone of known Roman activity
<b>GUAD1891</b>	<b>The Knoll</b>	-	<b>Desk-Based Assessment</b>	<b>Assessment and walkover survey and history of the building</b>
GUAD1992	Robinswood Hill	-	Desk-Based Assessment	Survey of the archaeological information of the area
GUAD2167	62 Well Cross	Undated	Watching Brief	Wall or foundation, 0.8m wide, of unmortared limestone.
GUAD2288	Robinswood Hill	-	Geophysical Survey	Potential archaeological features identified
GHER973	Robinswood Hill Farm	-	Watching Brief	Whole truncated when farm built showing no soils pre-dating 19 <sup>th</sup> C
NHLE1245660	Well Cross, Robinswood Hill carpark	Medieval	Listed Building	Grade II* listed. Well head above intake pipe laid down for St Peter's Abbey water supply. Built in 12 <sup>th</sup> or 13 <sup>th</sup> century of limestone slabs.
NHLE1271789	333 Stroud Road	Post-medieval	Listed Building	Grade II listed. Early 17 <sup>th</sup> C timber-frame building possibly built as farmhouse. Converted

				to cottages in 18 <sup>th</sup> /early 19 <sup>th</sup> C. Single house from early 20 <sup>th</sup> C
NHLE1271790	St Barnabas' Church	Modern	Listed Building	Grade II* listed. Church designed by N F Cachemaille-Day. Built in 1938-40. Reinforced concrete.
NHLE1420087	St Barnabas' Churchyard	Modern	Listed Building	Grade II listed. World War II Memorial of timber cross in stone base



## II. Plates

Photos taken from Google maps



Plate 1: Looking into the SUB40 site from the north east, at Oak Bank



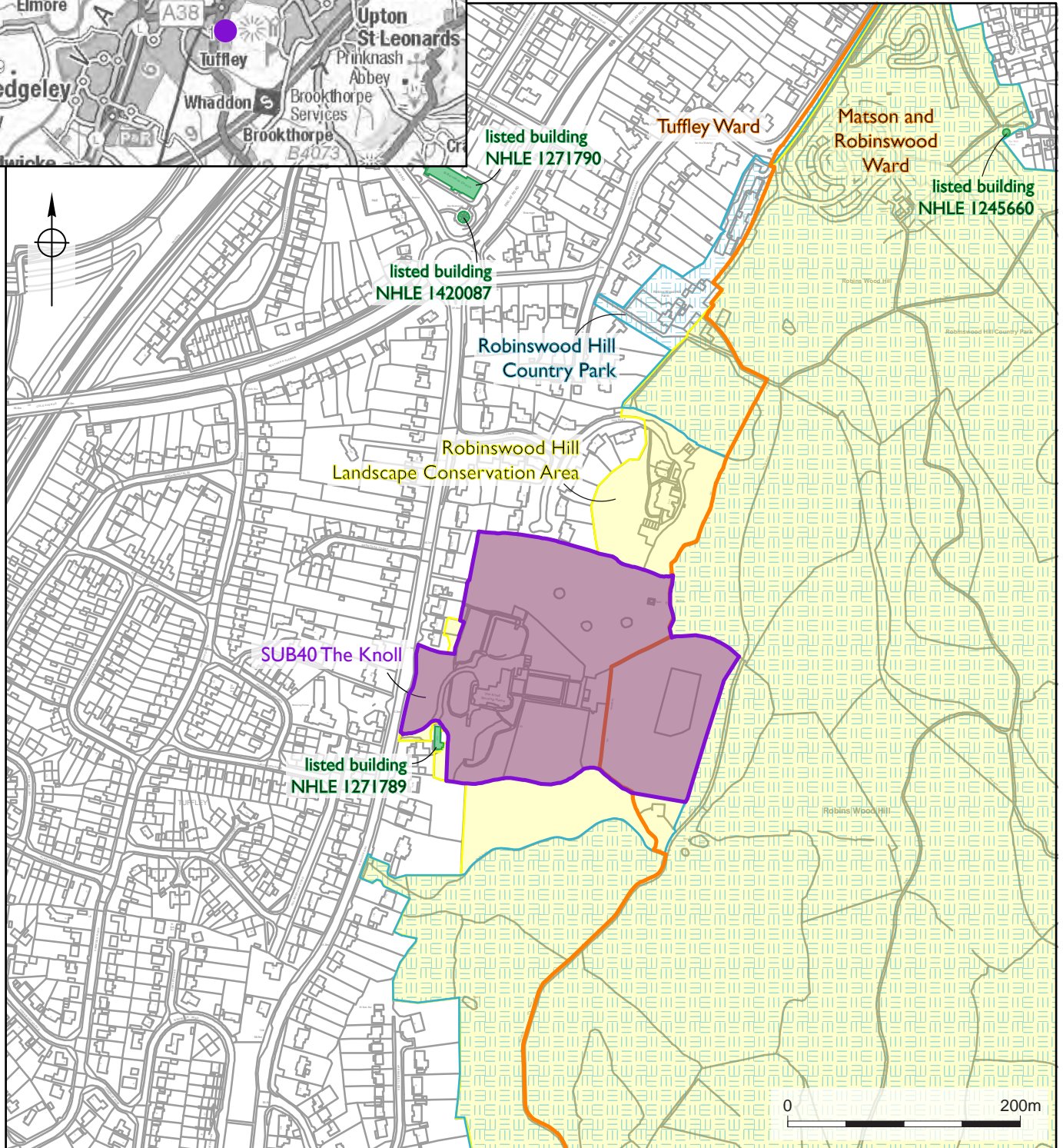
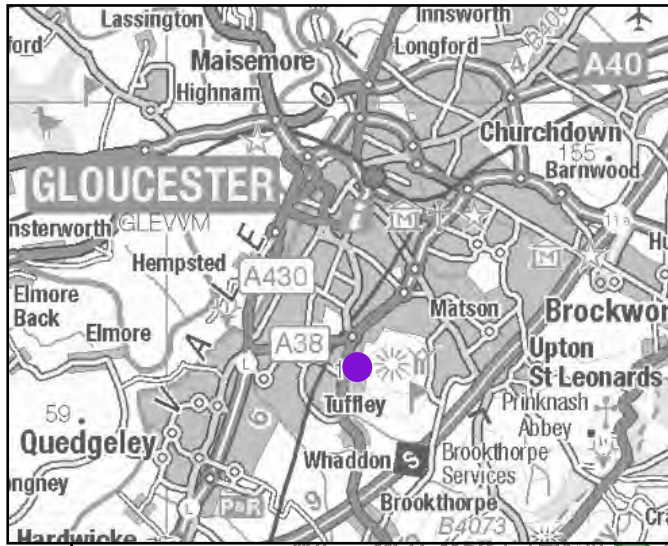
Plate 2: Entry way into the SUB40 site from the west



Plate 3: Screening of the SUB40 site on Stroud Road from the north west

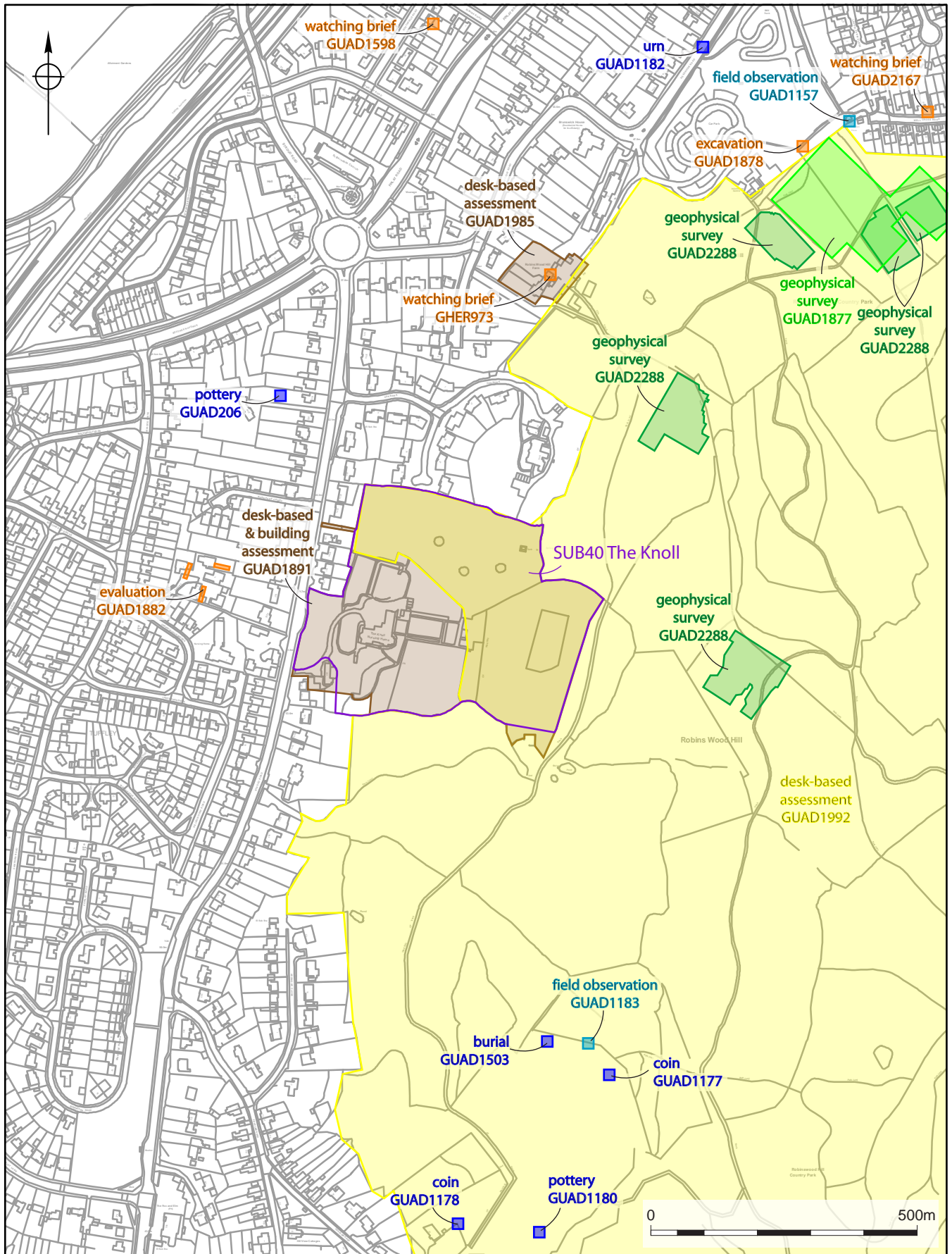
## 12. Figures





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Figure I - Site Location



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Figure 2 - Archaeological Information





1583 Saxton map



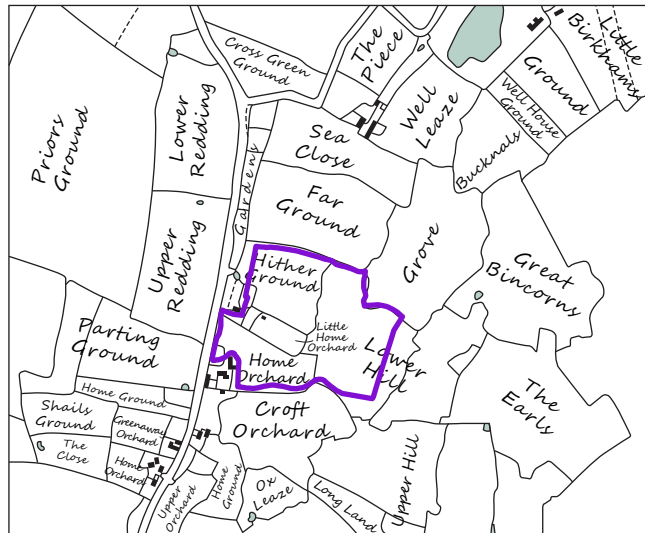
1794 Cary map



1811 Dawson map



1646 Blaeu map



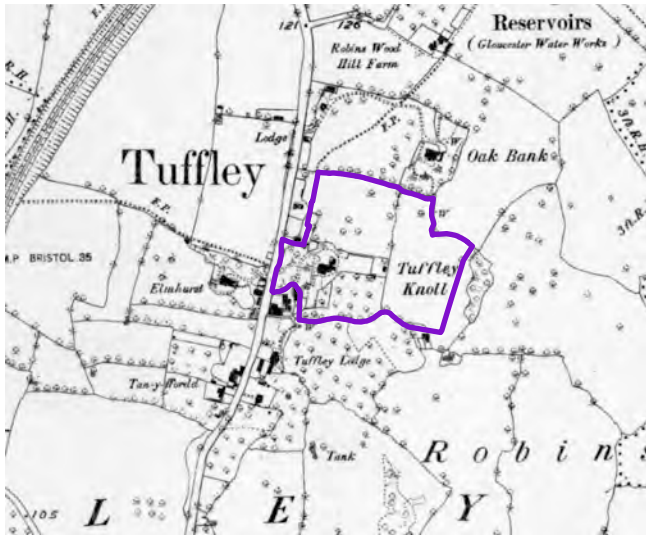
1799 Parishes of Gloucester map (transcribed)



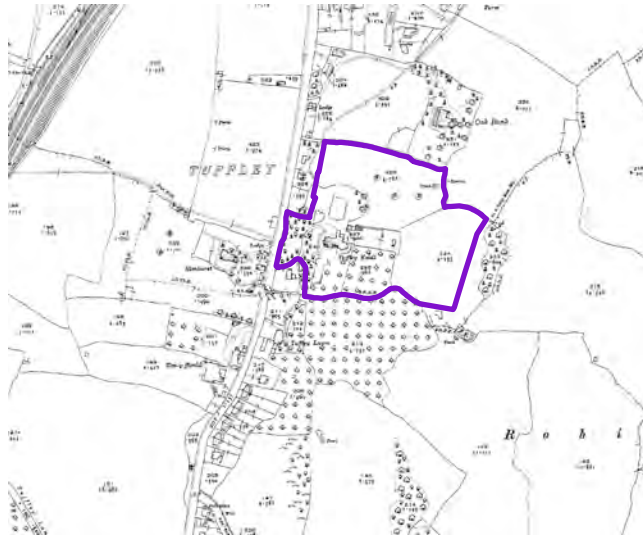
1828 Ordnance Survey

Figure 3 - Historical mapping





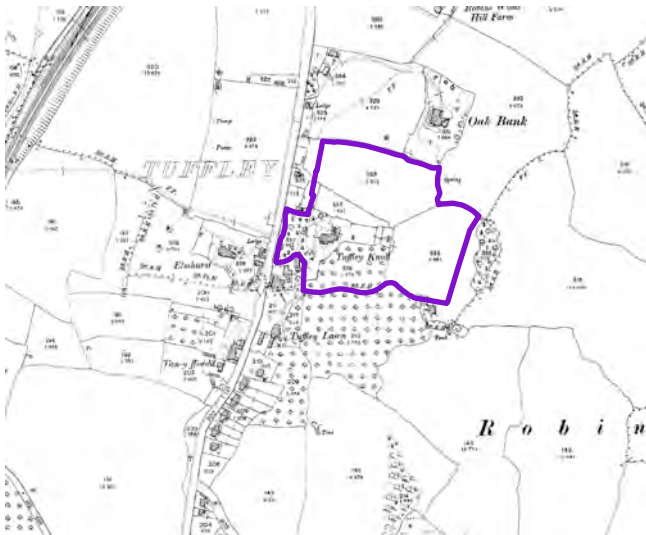
1884 Ordnance Survey



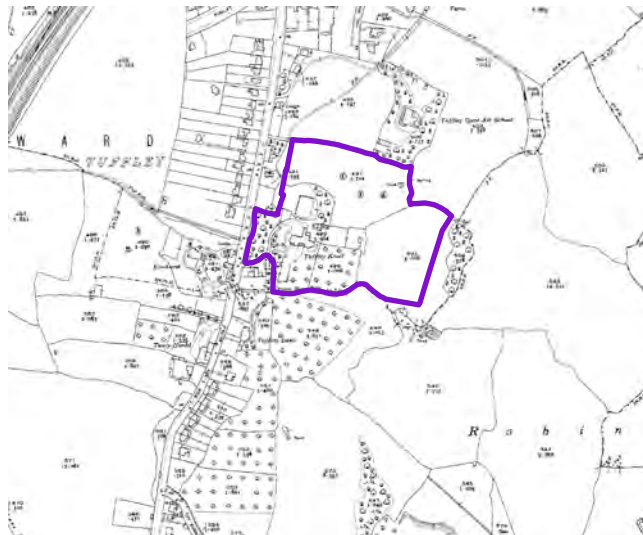
1923 Ordnance Survey



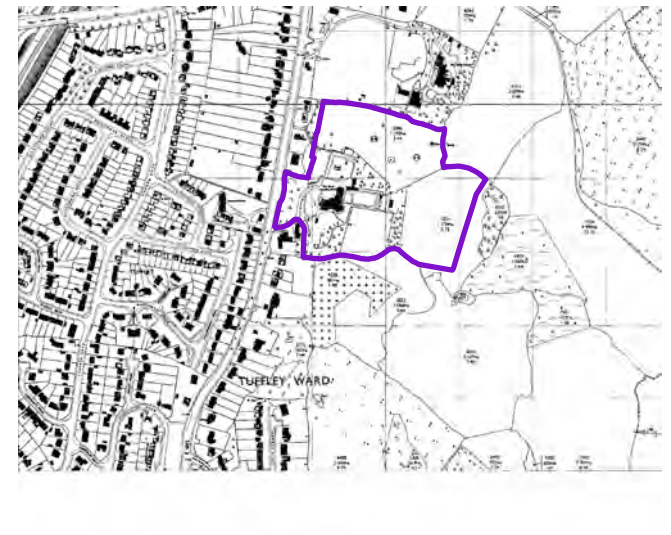
1942 Land Utilidation Survey



1902 Ordnance Survey



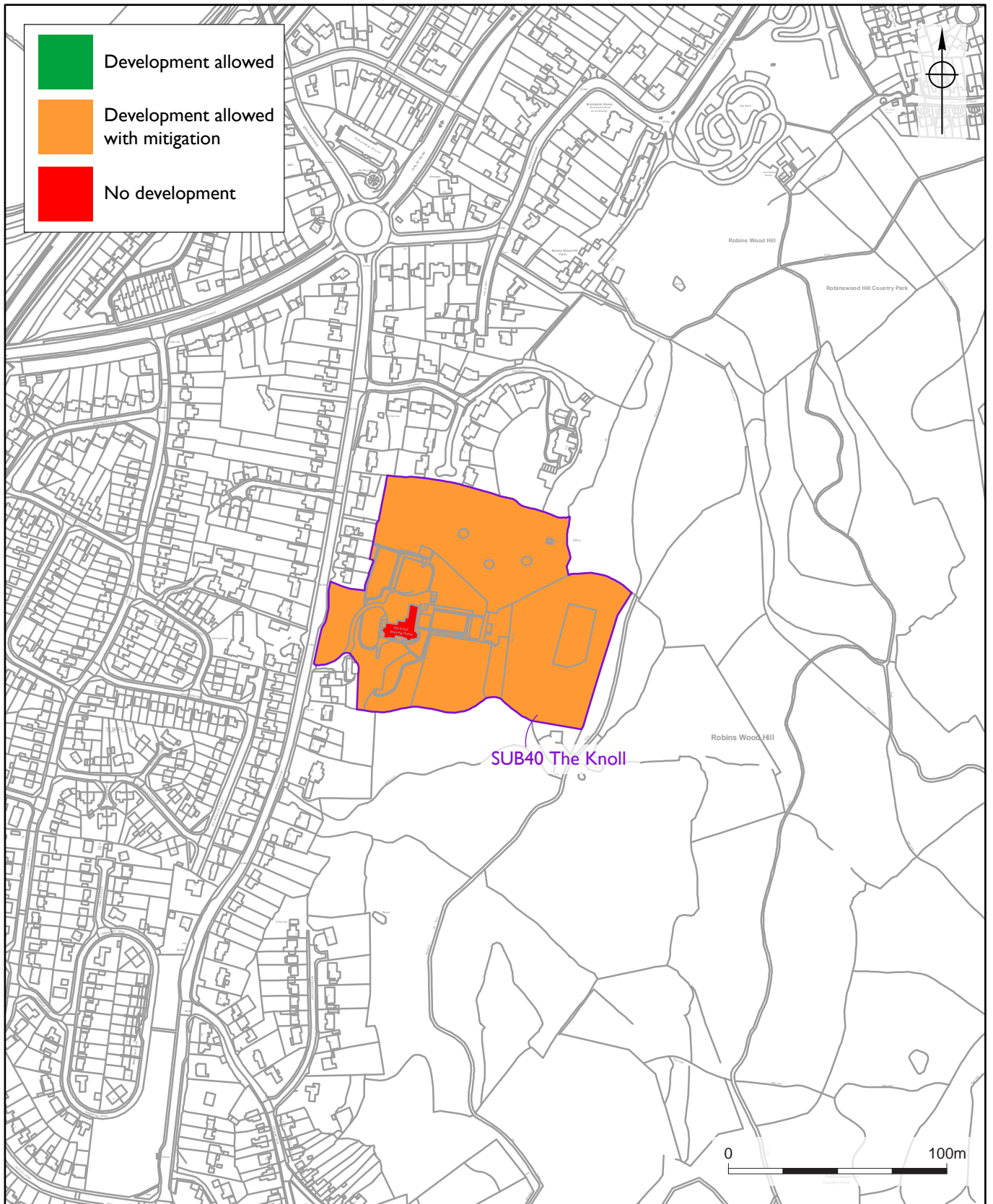
1936 Ordnance Survey



1971 Ordnance Survey

Figure 4 - Historical mapping





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Figure 5 - Recommendations