

SUB50 Former Bishop's College, Oxstalls

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

January 2016

Contents

1. Background	2
1.1 Location.....	2
1.2 Site Visits.....	2
1.3 Topography, Geology and Land Use.....	2
1.4 Constraints.....	2
2. Assessment	3
2.1 Archaeology, Built Heritage and Settings.....	3
2.1.1 Previous Assessments	3
2.1.2 Prehistoric, Roman and Saxon	3
2.1.3 Medieval.....	4
2.1.4 Post-medieval	4
2.1.5 Modern or Undated.....	4
2.1.6 Settings and Key Views.....	5
2.2 History and Map Regression Analysis	5
2.3 Potential for Further Assets.....	7
3. Significance	7
3.1 Intrinsic interest of the site	7
3.2 Relative importance of the site.....	7
3.3 Physical extent of important elements	7
4. Impact of Development of Site	7
4.1 Assessment Criteria.....	7
4.2 Assessment of Harm.....	7
4.2.1 Archaeology.....	9
4.2.2 Built Heritage	9
4.2.3 Settings.....	9
4.3 Improvements and Enhancements.....	9
5. Planning Requirements	9
6. Minimising Harm	10
7. Recommendations	11
8. Conclusion	11
9. Bibliography	11
10. Appendix I: Table of designated and undesignated assets.....	14
11. Plates	16
12. Figures.....	20

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

Shona Robson-Glyde

SUB50 Former Bishop's College, Oxstalls

1. Background

1.1 Location

This site historic environment assessment consists of a large plot of land covering the former Bishop's College located within the parish of Kingsholm, in the Ward of Longlevens within the wider boundary of Gloucester City (Fig 1). It consists of a complex of school buildings with adjoining hard standing surrounded by grassed playing fields to the north east and west. To the south of the site is housing along Estcourt Road and modern housing to the west with allotments to the east and open grassed playfields to the north.

1.2 Site Visits

Site visits were undertaken in January 2016. At this time photographs were taken and have been reproduced in this document as Plates 1-7. 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 9.175 hectares (Fig 1), is centred on NGR SO 8406 1984 and is located on a slope running south to north. It lies at a height of between 10.52m and 14.92m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. This bedrock is overlain by superficial deposits of 'Cheltenham Sand And Gravel' formed up to 3 million years ago from material accumulated by down slope movements (ibid). The soils overlying the area are a 'Cambisol' type of relatively young soils or soils with little or no profile development (UKSO 2015).

The last use of the site was as a school and playing fields. A number of buildings stand within the south east corner of the site and are surrounded by hard-standing. To the north and west of the buildings are grassed areas of playing fields.

1.4 Constraints

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

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

Within the SUB50 site, a number of planning applications have been approved. The construction of the school was first approved in 1965 (P/318/69) with further extensions approved in 1975 (P/956/95), 1983 (19243/01), 1987 (19243/02 and 19243/03), 1989 (19243/04) and 1994 (19243/06).

In 1995, there was an application (95/00138/CPO and 95/00222/CPO) for some small extensions to the school, then known as Oxstalls School, for which there was an evaluation to aid the decision and a watching brief as mitigation. In 2008 an application (08/00143/FUL) for construction of a wind turbine was approved and the wind turbine has also been constructed.

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 SUB50 site. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). A small number of Gloucester County Council HER records were also included. The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

A number of assessments have previously been carried out within the site and its surrounding area. The top part of the site formed part of a much larger assessment area that was studied by Oxford Archaeology (GHER959). This desk-based assessment aimed to provide an assessment of the archaeological potential of a large area and to assess the likely impacts of development on the survival of heritage assets. This northern part was also subject to a geophysical survey (GHER1057) following the desk-based assessment. The southern part of the site, covering the area of the school, was subject to a desk-based assessment by Cotswold Archaeology (GHER970). This assessment aimed to identify and gather information on designated and non-designated heritage assets within the study area and to provide an assessment of the potential impact of development on the study area. To the south west of the SUB50 site a desk-based assessment (GUAD2021) on a flood alleviation scheme was carried out in 2007 and aimed to assess the survival and potential significance of any recorded below-ground archaeological deposits.

2.1.2 Prehistoric, Roman and Saxon

There is no prehistoric or Saxon evidence currently known in the SUB50 site or its close surrounding area. Although the Kingsholm area, to the south and west of the site, did contain a Saxon palace (Hurst 1985).

This area of Gloucester has shown to have a high density of Romano-British evidence. It is known that early in the Roman occupation of Britain, a fort was built in the Kingsholm area. This was vacated as early as the mid 60s AD with the fortress of Gloucester being first constructed at around the same time (McWirr 1986, p14-15).

During construction of the school buildings in 1967, a 1st century Roman coin of Antonia, mother of Claudius I, was recovered. Extensions to the school in the 1990s involved an evaluation (GUAD1968) and a watching brief (GUAD1969). The evaluation revealed a Romano-British ditch and gravel extraction features with the watching brief providing only a further small amount of Romano-British pottery. An evaluation (GHER1055) of the area around the school took place in 2015 and revealed a group of Romano-British pits and postholes to the immediate south east of the school buildings.

A large sequence of excavation and watching briefs (GUAD784) to the immediate west of the SUB50 site at Gambier Parry Gardens revealed a Romano-British building, associated ditches and features

and a cemetery containing over 200 burials. It is believed that this may extend into the western part of the SUB50 site, which has not been developed. A watching brief on the construction of a hockey court (GUAD932) to the north of the site, also revealed two Roman coins, both 4th century and worn.

To the south of the SUB50 site, a watching brief (GUAD872) was carried out which uncovered two Romano-British intercutting gravel pits. They contained pottery including Romano-British tegula fragments. A further watching brief (GUAD2146) south of this was carried out as part of the laying of the Castlemeads to Brockworth high voltage cable. This zone of the scheme, revealed only three small fragments of very abraded Romano-British pottery. It was debated that modern services and development had removed any other evidence in this place.

On the opposite side of Escourt Road to the south west of the school buildings, a watching brief (GUAD882) revealed a Romano-British gravel pit containing 1st century pottery and animal bone. To the south of the school buildings a further watching brief (GUAD92) revealed 3 pits with 1st and 4th century pottery along with tegula fragments, a late 3rd century coin of Claudius II and a pennanular brooch. In this same area a large number of Romano-British artefacts have been found. A fibula brooch (GUAD90) of Collingwood Type V was uncovered in 1902. Excavation for a new watermain in 1938 uncovered 1st century necked bowls (GUAD89) and 3rd to 4th century cooking pot sherds and a wide-mouthed jar (GUAD88). More pottery, 1st to 2nd century (GUAD87), was uncovered in the excavation of a sewer trench in 1940. This same excavation discovered a number of inhumations as well (GUAD83, GUAD84, GUAD85, GUAD86, GUAD103). Coins were also recovered to the immediate south of the school buildings - two 4th century coins, Constantine I (GUAD80) and Valentinian I (GUAD81), and a coin of the house of Constantine (GUAD82).

2.1.3 Medieval

Archaeology

Within the SUB50 site, and indeed in the surrounding area, is a distinct lack of medieval archaeology. Well preserved ridge and furrow has been recorded to the north west of the school (GUAD1873) and in a number of places across the SUB50 site (GHER1055 and GHER1058). This ridge and furrow is visible on aerial photography of 1999 and can be seen to cover all of the land to the north and west of the school buildings. Medieval pottery was also recovered during a watching brief (GUAD1969) on extensions to the school. To the north west of the site, a medieval buckle and 5 lead musket balls (GUAD932) were uncovered during the construction of a hockey court. No other medieval evidence has been recorded in the area.

2.1.4 Post-medieval

Archaeology

As with the medieval archaeology, few remains of post-medieval evidence have been uncovered. Several pieces of post-medieval ceramic building material were recovered from a trench at the very north of the site (GHER1058) and a watching brief (GUAD1745) to the south east uncovered post-medieval gravel pits.

2.1.5 Modern or Undated

Archaeology

Evidence of modern landscaping was revealed in evaluation trenches (GHER1055) across the SUB50 site. Modern disturbance was also noted in the evaluation (GHER1058) in the northern part of the site. Both areas of disturbance were related to the construction of the school and its playing fields.

To the north west of the site, a watching brief on the construction of a hockey court (GUAD932) recovered 14 modern coins dating from 1771 to 1952. The excavation on the Roman cemetery (GUAD784) to the west of the SUB50 site, also uncovered a concentration of World War II shrapnel.

Built Heritage

As Pevsner states the Gloucester northern inner bypass, 'Estcourt Road, is filled with the usual mid-late 1930s ribbon development' (Verey and Brooks 2002, p499). The former Bishops College building is however mentioned under its former name of Oxstalls Community School. It was built in 1967 and designed by J R Sketchley, City Architect, it is of 'two storeys, the upper with concrete ribs and patterning slightly projecting above a brick ground floor; nicely enclosed courtyards to the west, now leading to later, lower additions (Verey and Brooks 2002, p468).

Undated and Negative Evidence

Only one archaeological investigation revealed undated evidence. A watching brief (GUAD1046) to the west of the SUB50 site uncovered undated gravel workings. Negative evidence, sites that reveal only natural soil and geology, has been uncovered on sites to the west and south of the SUB50 site (GUAD1061, GUAD1542, GUAD1743, GUAD1756, GUAD1867).

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. In this case there are no designated heritage assets within the site, or its close proximity, for which setting would be an issue.

The setting of the site is defined by two key views onto the site. From Estcourt Road the site can be viewed along a pathway between 1930s houses which shows the front elevation of The Knoll, a mid 19th century cottage. From Estcourt Close, the site can be viewed along the entrance roadway to the school. This view currently shows the east elevation of the 1960s school building. Views in to and out of the site in the north, are unobstructed due to the use of the land in that direction being used for playing fields. The fields in this area are open down to the Wotton Brook with housing on the opposite side of the Brook.

2.2 History and Map Regression Analysis

The SUB50 site covers an area on the 1799 Gloucester City enclosure map labelled 'Pedmarsh Ground' and 'Great Pedmarsh Field'. The slightly earlier 1780 Longford Estate map shows the land as 'Pedmoor'. Both names have the same meaning - 'marsh belonging to Pēoda' (Smith 1964, p149). Pēoda was an Anglo-Saxon personal name and the name of Pedmarsh has been documented from the mid 13th century onwards. In around 1240 the name is recorded as *Pedmeresfelde*, in 1490 it is documented as *Peddemarisfeld* and as *Pedmorefeild* in 1598 (ibid).

The area of the SUB50 site appears to have, historically, been included within the manors of Longford and Wotton. Its actual location falls between Kingsholm and the Wotton Brook (also called Winterditch). Most of Kingsholm, Wotton and Longford were outlying hamlets of Gloucester forming part of the 'inshire' of Gloucester and Dudstone Hundred. The inshire was an area within the County of Gloucester but with separate County status that was administrated by Gloucester. After the Restoration, as a punishment for siding with the Parliamentarians, the inshire outside the Gloucester City boundary was returned to the County. The SUB50 site, falling within Longford

parish, therefore was removed from the inshire at this time.

Historic mapping (Figs 3 and 4) show the uses and changes in the land of the SUB50 site. The earlier maps, such as the 16th century Saxton maps (Fig 3) show no detail of the area around the site and its exact location cannot really be discerned on these maps. Likewise, the 1794 Cary map shows no detail but does at least show the roads, allowing the location of the SUB50 site, well outside the City, to be seen. The 1811 Dawson mapping (Fig 3) was the first survey of what became the Ordnance Survey. For the SUB50 site this shows the site straddling a number of fields to the north of a road and close to a number of small settlements. On the 1st edition Ordnance Survey of 1828 and 1831 (Fig 3), the SUB50 site can be seen close to a stream and about mid-way between the settlements of Kingsholm and Wooton.

The first map showing any detail of importance is the 1883 Ordnance Survey (Fig 4). This map shows that the majority of the SUB50 site consisted of two fields, the southern most containing a building, called Pedmarsh Cottage, and a number of possible orchard trees to the east of the house. A trackway leads up to Pedmarsh Cottage, and therefore to the site, from the south. To the north east of the site lies the Wotton Brook and the north boundary of the site appears to lie on the edge of what look like flood meadows along the flood plain. The north part of the site actually sits within Flood Zone 2 as defined by the Environment Agency (EA 2015). The only built up area shown close to the SUB50 site on the 1883 map is the ribbon settlement of Kingsholm to the west. The closest part of this settlement is 'St Lucy's Home For Girls' to the west of the site.

The following historic map, the 1903 Ordnance Survey (Fig 4), shows little change within the site. Pedmarsh Cottage is more visible and appears to have two out buildings associated with it but has lost the trees to the east. The trackway from the south has by this time become a road, Malvern Road, and formed part of a new area of terraced housing. To the west of the SUB50 site, St Lucy's Home For Girls has become 'St Lucy's Hospital'. Generally the area around the site seems to contain fewer trees and is becoming slowly more built up. On the 1924 map (Fig 4), the plot of land containing Pedmarsh Cottage has been sub-divided with only a small enclosure around the cottage and a small strip separated from the main field to the east. To the south of the SUB50 site, Allotment Gardens have been created along with a large number of small sheds. The trackway leading to Pedmarsh Cottage is labelled North Road and the area of terraced housing has expanded.

The 1936 Ordnance Survey (Fig 4) shows that Pedmarsh Cottage had been renamed as The Knoll by this time. The dividing of the land within the SUB50 site is also shown to have continued after the publication of the 1924 map. To the east of The Knoll are now three individual small fields marked as allotment gardens, with the furthest east also containing a building part of which was a pig sty. The outbuildings associated with Pedmarsh Cottage have also been reduced to only two, one of which can be seen to be a pig sty. The biggest change shown on the map is the construction of the large road to the south of the SUB50 site. This road, called East Court Road, later contracted to Estcourt Road, also has housing along both north and south sides, the typical 1930s ribbon development as described by Pevsner (Verey and Brooks 2002, p499).

The 1942 Land Utilisation Survey (Fig 4) shows the SUB50 site coloured partly in purple and partly in green stripes. The purple signifies 'new housing areas, nurseries, and allotments'. Previous mapping shows that the purple in this case is likely to be a mix of new housing and allotments. The green stripes indicate areas of 'meadowland and permanent grass'. The 1970 Ordnance Survey (Fig 4) shows the two buildings of the 1967 school that was built upon the site. This school, called 'Hatherley Secondary School for Boys', was a replacement of a much earlier school that had been on

Hatherley Road (Herbert 1988, 339) and was opened in 1901. The new school changed its name to Oxstalls Secondary School for Boys in 1974 and later to Oxstalls Community School. It completed extensions in the early 1990s and became Bishops College in 2006 before becoming part of Gloucester Academy in 2010 and closing in 2011.

2.3 Potential for Further Assets

All of the eastern part of the SUB50 has been subject to investigation with desk-based assessments, geophysical survey, evaluations and watching briefs having been undertaken. However this investigation has been concentrated on the school buildings themselves and on the playing field to the north. This has left a large section of the western part of the site without investigation. The close proximity of significant Roman remains (GUAD784) to this part of the site, means that there is great potential of Roman archaeology being found in this area.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB50 is important because of the possibility of Roman-British archaeology extending into the site from the west and the presence of Romano-British archaeology across the area covered by the school buildings. This latter archaeology, however, is likely to have a lesser significance due to the probability of it being disturbed by the construction and extension of the school.

3.2 Relative importance of the site

The SUB50 site itself has little national importance as there are no designated heritage assets within the site. The adjoining extensive Roman-British archaeological site, and the large number of recorded finds and remains discovered in the wider area, suggest that this area of Gloucester contains a significant Romano-British settlement of some sort and would therefore give the area local and possibly regional importance.

3.3 Physical extent of important elements

The physical extent of the important elements of the SUB50 can be viewed in different ways. The western part of the site holds the potential to contain an extension of the Romano-British cemetery and/or settlement to the west and would therefore be vulnerable to any development. However, further Romano-British remains and medieval ridge and furrow cover the rest of the site, which, although of minor importance and probably disturbed by the construction of the school buildings, would still be affected by any development.

4. Impact of Development of Site

4.1 Assessment Criteria

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

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

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

4.2 Assessment of Harm

4.2.1 Archaeology

Should construction within the site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. For the west of the site this would result in a loss of probable Romano-British remains. This would cause **Major Harm** to the heritage asset. For the rest of the site, development would result in the loss of medieval ridge and furrow and possibly disturbed Roman-British archaeology. This would cause **Minor Harm** to heritage asset and the overall importance of the site.

4.2.2 Built Heritage

The SUB50 site contains the mid 19th century house The Knoll (formerly Pedmarsh Cottage). The development of the site would most likely result in the demolition of this building and therefore the loss of an historic house. Whilst it is not a designated heritage asset, it is still an historic structure, the loss of which would have a detrimental affect on one of the key views into the site. This would cause **Minor Harm** to the heritage asset.

The structures of the former Bishops College are not designated in any way but the original buildings have been recognised as noteworthy by the authors of Pevsner (Verey and Brooks 2002, p468). Development of the site would result in the demolition of these buildings. Whilst the loss of the later structures would not have any impact upon the overall importance of the site, it is debateable as to whether the loss of the 1960s buildings would have an impact upon the site's importance. 1960s Brutalist-style educational architecture, such as this, is easy to deride and therefore easy to allow its demolition, but continuing demolition of such structures will result in a gap in the architectural history of the country. The demolition of this school would need to be justified and would cause **Minor Harm** to the heritage asset.

4.2.3 Settings

Development on the SUB50 will have no setting impact on designated heritage assets. It would have an impact on views of the site from a distance and from the entrance into the site. The footway leading from Estcourt Road and the road way from Estcourt Close provide key views into the site and therefore any alteration of these entrance ways would cause **Minor Harm** to the setting of the site. As discussed above, the demolition of The Knoll would have a detrimental affect on the view into the site from Estcourt Road.

The view of the site from a distance, across the Wotton Brook and fields to the north, would not be greatly altered if housing was limited to the area of the school buildings only but would still be a change from that of currently. This would cause **Minor Harm** to the setting.

4.3 Improvements and Enhancements

Put forward The Knoll and the 1960s buildings of the school for provisional inclusion on the forthcoming local list. This would be an **enhancement** for the heritage assets and provide an element of protection for these buildings.

5. Planning Requirements

A number of archaeological investigations have already taken place on the SUB50 site. Two desk-based assessments, carried out in 2015, have, between them, covered nearly the entire area of the site. The northern area has been subject to a geophysical survey and an evaluation also in 2015. The

southern area around the school buildings has been subject to two evaluations, in 1995 and 2015, and a watching brief in 1995.

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 of the complete SUB50 site 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.

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 and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

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

6. Minimising Harm

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

- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the western part of the development, 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).
- Recording of the school buildings to investigate in detail the character, history, dating, form and archaeological development of the school, in particular the 1960s structures, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.
- Retention of The Knoll within any development scheme for the site.
- Put forward The Knoll for provisional inclusion on the forthcoming local list.
- Put forward the 1960s buildings of the school for provision inclusion of the forthcoming local list.
- Retention of the two key views into the site, off Estcourt Road and off Estcourt Close.

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

7. Recommendations

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

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

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB50 site and describes it as ‘*residential development possible on brownfield part of site*’ (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.

The Knoll should be avoided by all development. This is a surviving mid 19th century house within a 1930s and later built landscape and as such holds local importance. It also forms part of one of the key views into the site and the only view of the site from the south. This is marked as **red** on Figure 5.

The south and west areas of the site would need a staged sequence of mitigation, as detailed above. This would be required in order to identify and record the archaeological remains and historic built structures within this area of the site. This has been marked as **orange** on Figure 5.

The rest of the site would be available for building upon. This has been marked as **green** on Figure 5.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB50 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 SUB50 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 above recommendations, of the 9.175 hectares of the site, a total area of 0.076 hectares would be unavailable leaving an area of **9.099 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

BGS 2015 *Geology of Britain*, British Geological Survey
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?> accessed 29th September 2015

CIfA 2014a *Standard and Guidance for an Archaeological Watching Brief*, Chartered Institute for Archaeologists

CIfA 2014b *Standard and Guidance for Archaeological Excavation*, Chartered Institute for Archaeologists

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

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

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

CIfA 2014f *Standard and Guidance for Historic Environment Desk-based Assessment*, Chartered Institute for Archaeologists

DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government

EA 2015 *Flood Map for Planning (Rivers and Seas)*, Environment Agency,

EH 2006 *Understanding Historic Buildings, a guide to good recording practice*, English Heritage (now Historic England)

EH 2010 *Understanding Place, Historic Area Assessments: Principles and Practice*, English Heritage (now Historic England)

GCC 2002 *City of Gloucester Local Plan: Second Stage Deposit*, Gloucester City Council, draft document dated August 2002

GCC 2015a *Strategic Assessment of Land Availability*, Gloucester City Council, document dated January 2015

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

HE 2015b *The Historic Environment in Local Plans*, Historic England

HE 2015c *Managing significance in decision making*, Historic England

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

HE 2015e *The Historic Environment and Site Allocations in Local Plans*, Historic England

Herbert, N M (ed), 1988 *A History of the County of Gloucester: Volume 4, the City of Gloucester*, Victoria County Histories

Hurst, H R, 1985 *Kingsholm*, Gloucester Archaeological Reports, Vol I, Gloucester

McWirr, A, 1986 *Roman Gloucestershire*, County Library Series, Gloucestershire County Library

NPPG 2014 <http://planningguidance.planningportal.gov.uk/>, accessed 1st Sept 2015

Smith A H, 1964 *The Place-Names of Gloucestershire, Part II*, English Place-Name Society, XXXIX

UKSO 2015 *Soils Map Viewer*, UK Soil Observatory, (<http://mapapps2.bgs.ac.uk/ukso/home.html?>)
accessed 29th September 2015

Verey, D and Brooks, A, 2002 *The Buildings of England, Gloucestershire 2: The Vale and The Forest of Dean*, Yale University Press

10. Appendix I: Table of designated and undesignated assets

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

HER	Name	Period	Type	Details
GUAD75	Estcourt Close	Romano-British	Coin	1st C Roman coin of Antonia, mother of Claudius I, found during construction of school in 1967
GUAD80	63-97 Estcourt Road	Romano-British	Coin	4 th C Roman coin of Constantine I
GUAD81	63-97 Estcourt Road	Romano-British	Coin	4 th C Roman coin of Valentinian I
GUAD82	63-97 Estcourt Road	Romano-British	Coin	4 th C Roman coin of the house of Constantine
GUAD83	74 Estcourt Road	Romano-British	Inhumation	Two burials found in 1940s sewer trench
GUAD84	78 Estcourt Road	Romano-British	Inhumation	Two burials found in 1940s sewer trench
GUAD85	80 Estcourt Road	Romano-British	Inhumation	Burial found in 1940s sewer trench
GUAD86	84 Estcourt Road	Romano-British	Inhumation	Three burials found in 1940s sewer trench
GUAD87	84 Estcourt Road	Romano-British	Pottery	1 st and 2 nd C pottery found in 1940s sewer trench
GUAD88	90 Estcourt Road	Romano-British	Pottery	3 rd to 4 th century wide mouthed jar and cooking pot sherds found during 1938 water main excavation
GUAD89	94 Estcourt Road	Romano-British	Pottery	1st century necked bowls found during 1938 water main excavation
GUAD90	94 Estcourt Road	Romano-British	Brooch	Fibula brooch of Collingwood Type V
GUAD92	98 Estcourt Road	Romano-British	Watching Brief	Three pits, one with 1 st century pottery and others with 3 rd to 4 th century pottery, also tegula fragments, late 3 rd coin of Claudius II and penannular brooch. New bus lay-by in 1975
GUAD103	Estcourt Road	Romano-British	Inhumation	A number of burials found in 1940s sewer trench
GUAD872	27 Estcourt Road	Romano-British	Watching Brief	Two inter-cut gravel pits containing pottery, bone and tegula fragments
GUAD882	64 Estcourt Road	Romano-British	Watching Brief	Gravel pit containing 1 st century pottery and animal bone
GUAD932	Plock Court	Romano-British Medieval Modern	Watching Brief	During construction of hockey court, two worn 4 th C coins, one medieval buckle, five lead musket balls, 14 coins of 1771-1952
GUAD1046	34 Gambier Parry Gardens	Undated	Watching Brief	Undated gravel workings
GUAD1061	87 Estcourt Gardens	-	Watching Brief	Foundations for extension revealed only natural soils and geology
GUAD1542	21 North Road	Modern	Watching Brief	Only intermittent areas of

				modern gravel surface
GUAD1743	81 Estcourt Road	-	Watching Brief	Revealed only natural soils and geology. New bus lay-by in 1975
GUAD1745	23 Estcourt Road	Post-medieval	Watching Brief	Gravel pits
GUAD1756	53 Gambier Parry Gardens	-	Watching Brief	Revealed only natural soils and geology.
GUAD1867	21 North Road	-	Watching Brief	Revealed only natural soils and geology. Modern activity removed earlier evidence
GUAD1873	Oxstalls School	Medieval	Evaluation	Revealed well-preserved ridge and furrow
GUAD1968	Oxstalls School	Romano-British	Evaluation	Ditch and gravel extraction features revealed prior to school extension
GUAD1969	Oxstalls School	Romano-British Medieval	Watching Brief	Romano-British and medieval pottery recovered from school extension trenches
GUAD2021	Kingsholm and Wotton	-	Desk-Based Assessment	In advance of flood alleviation scheme. Assessed survival and potential significance of archaeological deposits
GUAD2146	Castlemeads to Brockworth	Romano-British	Watching Brief	Castlemeads to Brockworth high voltage cable, zone 2. Three small fragments of RB pottery recovered.
GHER959	Plock Court and Oxstalls Campus	-	Desk-Based Assessment	Large area covering flood plain along the Wotton Brook from Plock Court to Oxstalls. High potential for Romano-British and Iron Age archaeology.
GHER970	Bishops College	-	Desk-Based Assessment	Concentrated on area of former Bishops College. Potential for Romano-British archaeology
GHER1055	Bishops College	Romano-British Medieval	Evaluation	Two pits, three postholes and medieval ridge and furrow
GHER1057	Plock Court and Oxstalls Campus	Medieval Modern	Geophysical Survey	Area A. Ridge and furrow and modern disturbance revealed on plots
GHER1058	Plock Court and Oxstalls Campus	Medieval Post-medieval Modern	Evaluation	Area A. Three furrows excavated, post-medieval soils uncovered and modern disturbance observed

II. Plates



Plate 1: Entrance to the site from Estcourt Close (south east)



Plate 2: Entrance to the site from Estcourt Road (south)



Plate 3: View of main school building from the south east



Plate 4: View of main school building from the south



Plate 5: The Knoll from the south east

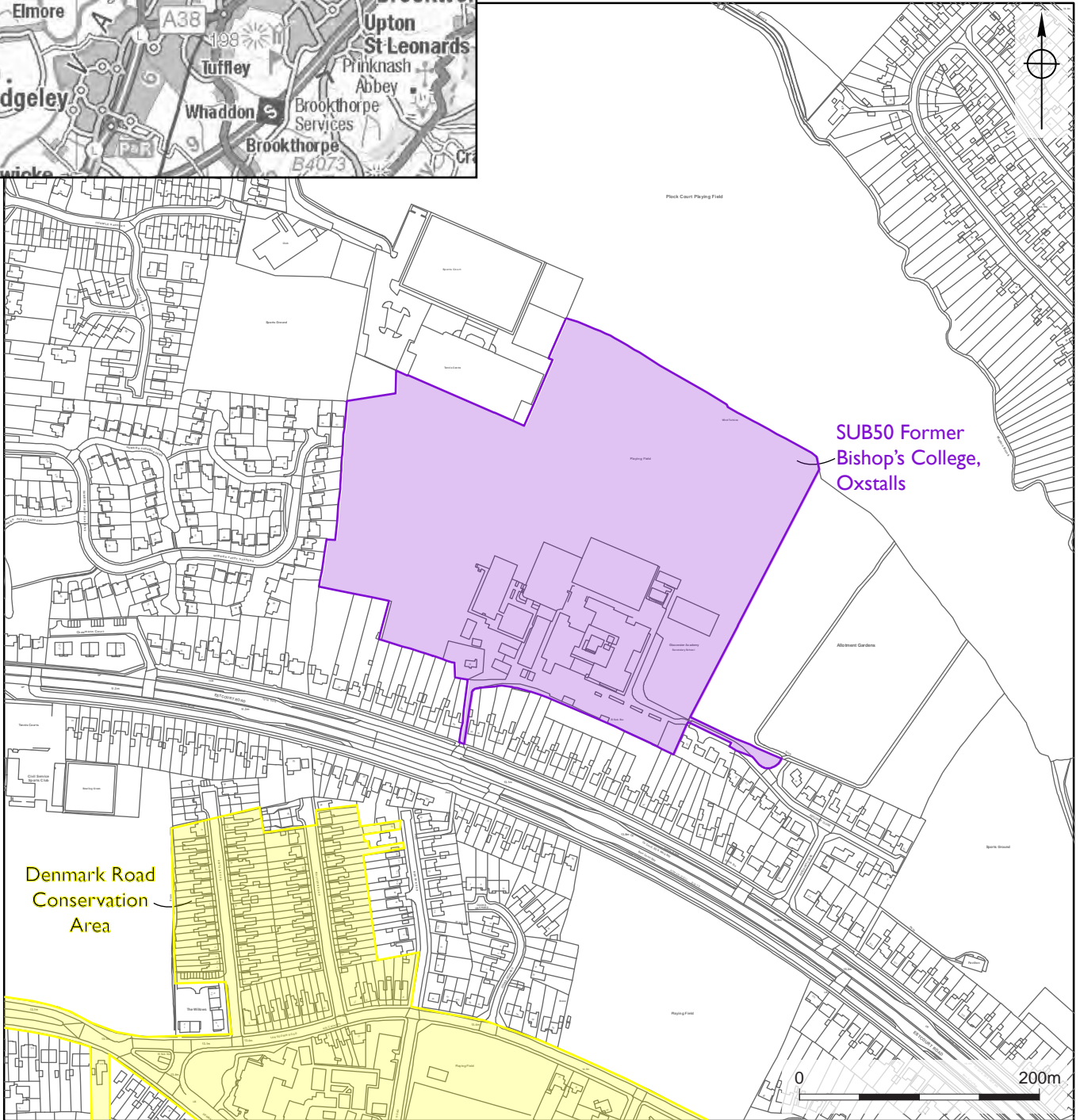


Plate 6: The Knoll from the east



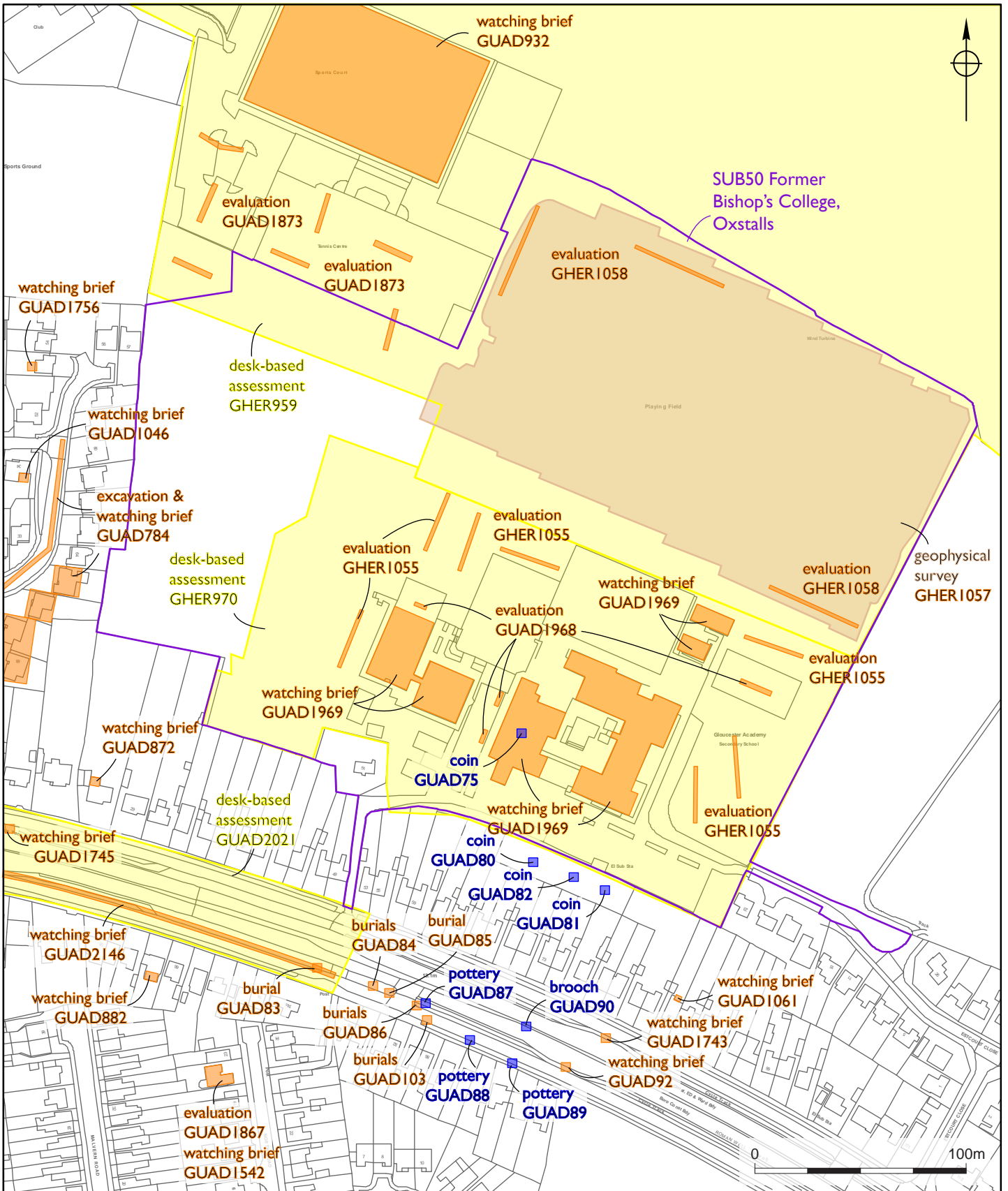
Plate 7: Playing field to west of school buildings

12. Figures



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019169. 2015

Figure I - Site Location



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019169. 2015

Figure 2 - Archaeological Information



1583 Saxton map



1811 Dawson map

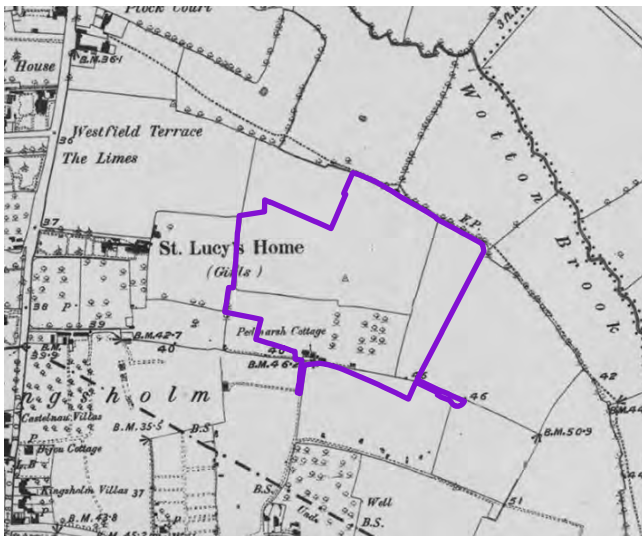


1794 Cary map

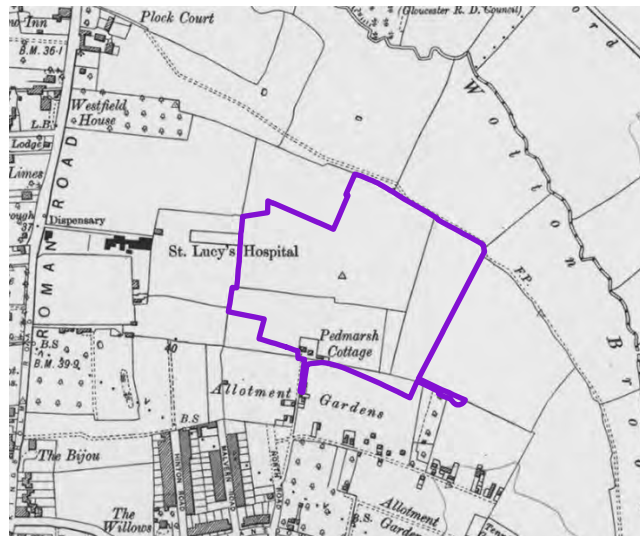


1828 and 1831 Ordnance Survey

Figure 3 - Historical mapping



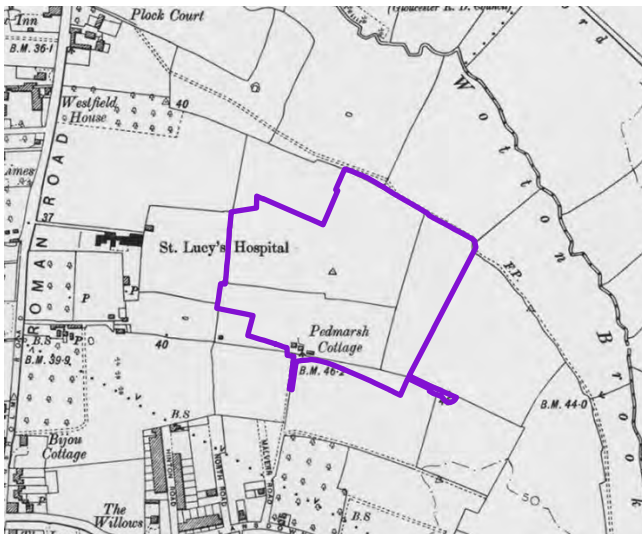
1883 Ordnance Survey



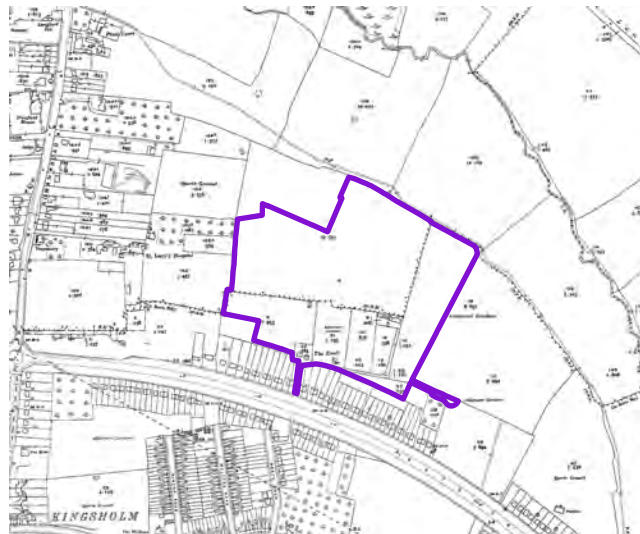
1924 Ordnance Survey



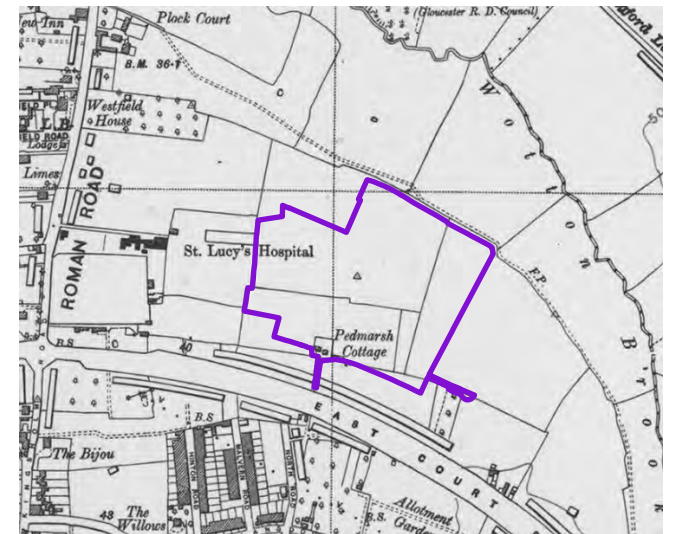
1942 Land Utilisation Survey



1903 Ordnance Survey

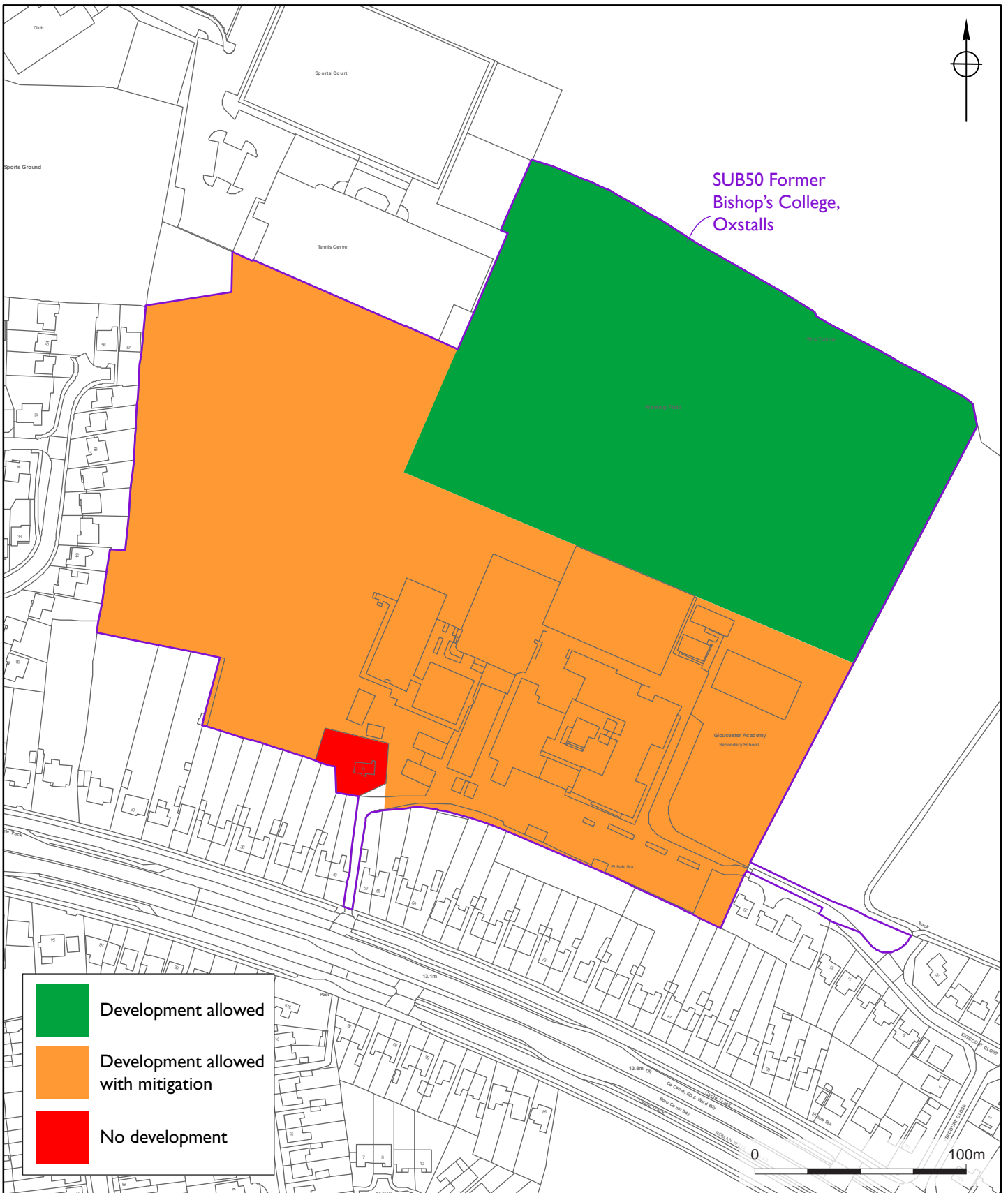


1936 Ordnance Survey



1946 Ordnance Survey

Figure 4 - Historical mapping



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019169. 2015

Figure 5 - Recommendations