

SUB12 Saintbridge House, Painswick Road

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

August 2016

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

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SUB12 Saintbridge House, Painswick Road

1. Background

1.1 Location

This site historic environment assessment consists of SUB12 Saintbridge House located within the Ward of Matson and Robinswood Hill within the wider boundary of Gloucester City (Fig 1). It consists of nursing home buildings within grounds with a housing estate to the north and east. It is bounded by Painswick Road in the west and The White House, a listed building, in the south.

1.2 Site Visits

Site visits were undertaken in July 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 0.413 hectares (Fig 1), is centred on NGR SO 84911641 and is located on a gentle slope running south east to north west. It lies at a height of between 32.13m and 34.28m 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. This bedrock is overlain by superficial deposits of 'Cheltenham Sand and Gravel' formed up to 3 million years ago in the Quaternary Period. They were formed from the material accumulated by down slope movements (*ibid*). The soils overlying the area are a 'Sand to Sandy Loam' type (UKSO 2016).

The current use of the site is a nursing home.

1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the site although the adjacent building in the south is a listed building (The White House, NHLE1245679). It is not part of a registered park or garden or a battlefield. The site is also not within a conservation area.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the SUB12 area. This was enhanced by a search of records included in the National Heritage List for

England (NHLE) and the National Monuments Record (NMR). The relevant records are discussed below. Appendix I includes the full details of these records.

2.1.1 Previous Assessments

There have only been two previous assessments in the area surrounding the SUB12 site. A desk-based assessment and building appraisal was produced for Gloucester Academy (GUAD1922). A geophysical survey was also been completed at Gloucester Academy (GUAD1923).

2.1.2 Prehistoric, Roman and Saxon

Although the desk-based assessment at Gloucester Academy (GUAD1922) showed that there was prehistoric and Romano-British activity within the local area there has been no activity recorded close to the SUB12 site. There has also been no recorded Saxon activity in the area.

2.1.3 Medieval

Evidence of medieval date has been recorded to the south of the SUB12 site with field observation and documentary evidence of a moat (GUAD1101) previously existing at Trafalgar Place. A medieval stone mortar, from a pestle and mortar, was found on Linnet Close (GUAD1100).

2.1.4 Post-medieval

The only post-medieval evidence in the area around the SUB12 site consists of two listed buildings. The White House (Saintbridge House; NHLE1245679) is immediately adjacent to the south boundary of the SUB12 and is grade II listed. To the north east of the SUB12 site is the grade II listed timber-framed The Cottage (NHLE1245678).

There are also a number of non-listed historic buildings of 19th century further north on Painswick Road.

2.1.5 Modern and Undated

There are no recorded modern archaeological sites in the area surrounding the site. The SUB12 site is surrounded by modern buildings but none of them are worthy of mention.

Two archaeological sites in the area uncovered evidence that was undated (GUAD1959 and GUAD1153) and one watching brief revealed no archaeological deposits (GUAD1285).

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 setting of the SUB12 site is linked to the listed White House. Any changes within the site will have an impact upon the listed building. The setting of the SUB12 has already been compromised by being surrounded by houses and by the 20th century nursing home buildings constructed within it.

2.2 Map Regression Analysis

Historic maps of Gloucester go back to the 16th century although these maps do not show a great amount of detail and the SUB12 site is not discernible on them. Even the 1794 Cary map only shows roads and settlements without any detail of individual structures. The first map that shows any detail is the 1811 Dawson map which shows a number of fields in the area of the SUB12 site. The 1828 Ordnance Survey shows that The White House, then Saintbridge, had been built by this time but the

SUB12 site is still open land. The Ordnance Survey first edition map of 1882 shows The White House, Saintbridge House, within gardens, the SUB12 site, and bound by orchards to the east. To the north what appears to be a farm has been constructed. Further north a terrace of houses has been constructed close to the Saint Bridge.

The 1901 map still shows Saintbridge House and its gardens. The farm is labelled as Saintbridge Farm and appears to be associated with Saintbridge House. The SUB12 site consists of the gardens of Saintbridge House which have a number of buildings including glass houses within them. By the time of the 1923 Ordnance Survey, the houses to the north of the SUB12 site have increased in number and expanded south along the Painswick Road. Saintbridge Farm has also been extended with a piggery to the east of the main farm buildings. The SUB12 site within the gardens of Saintbridge House has altered very little. The 1936 map shows no change within the SUB12 site or at Saintbridge House but to the north east between the site and Saintbridge Farm a terrace has been created and a small structure can be seen within a square enclosure.

The 1942 Land Utilisation Survey is much less detailed than previous maps but does show the SUB12 site. It is shown coloured in purple meaning that it is a 'house with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'. To the east of the site is a small area marked with purple lines which means that it was 'orchards'. The rest of the surrounding area is coloured with horizontal green lines which signifies 'meadowland and permanent grass'. The 1955 Ordnance Survey shows little change in the area around the SUB12 site in comparison with the 1930s map. Within the SUB12, most of the small structures have been demolished by this time leaving only two small buildings and one glasshouse.

By the time of the 1962 Ordnance Survey, major changes have taken place in the area around the SUB12 site. A large housing estate has been built to the south and south east and a smaller estate to the west over the Painswick Road. Saintbridge House is now labelled as 'Home for the Aged' and a large building now occupies the majority of the gardens, the SUB12 site. Current mapping shows that the housing estates around the SUB12 site have expanded and to the south the large new buildings Gloucester Academy have been constructed.

2.3 Potential for Further Assets

There is a scarcity of archaeological records in the area surrounding the SUB12 site. This seems to be mainly because there has been little work actually carried out in the area. Therefore it is possible that archaeological evidence may survive within the SUB12 site. Given the close location of the medieval moat to the south of the site, it is most likely that should archaeological evidence be found on the site, it would be medieval in date.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB12 site is of interest because of its association with Saintbridge House (now The White House). It also hides a more minor interest because of the potential for archaeological remains to exist within its boundary.

3.2 Relative importance of the site

The SUB12 site has little national importance as it does not contain any designated asset. However, the site has importance due to forming the gardens of the listed Saintbridge House (The White

House). Saintbridge House and its gardens have existed since the early 19th century when there was little settlement within the area.

3.3 Physical extent of important elements

The boundary of the SUB12 follows the lines of the original gardens of Saintbridge House. The only physical evidence of this history are the boundary walls which exist to the east of the site, although these are only mid to late 20th century in date, and the adjacent listed building.

4. Impact of Development of Site

4.1 Assessment Criteria

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

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

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

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

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the SUB12 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause **Major Harm** to heritage assets.

4.2.2 Built Heritage

The SUB12 site is immediately adjacent to the listed Saintbridge House (The White House) and is within what was originally the garden of Saintbridge House. Development of the site may include the whole or partial demolition of the nursing home structures that lie within the SUB12 site. Development within the site would also have an impact on the listed Saintbridge House (The White House) and would cause **Major Harm** to the heritage asset.

4.2.3 Settings

Any development within the SUB12 site would have a detrimental impact upon the setting of the listed Saintbridge House (The White House). Despite the SUB12 already containing the modern nursing home buildings, further construction of buildings, or demolition and rebuilding, in the area surrounding the house would cause **Major Harm** to the setting of the heritage asset.

4.3 Improvements and Enhancements

Demolition of the modern nursing home buildings, and re-instatement of the gardens, would be an **enhancement** to the listed building of Saintbridge House (now The White House).

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

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

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

6. Minimising Harm

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

- Demolition of modern nursing home buildings and re-instatement of gardens associated with The White House (formerly Saintbridge House)
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Built heritage of assessment of The White House in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Setting of The White House to be appraised. The appraisal for The White House could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.
- The design of any development should take into account the setting of The White House and should reflect the nature and character of the heritage asset.
- Any development should preserve, and where possible, enhance the character and setting of The White House.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

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

7. Recommendations

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

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

The recommendations are mapped on Figure 2.

The January 2015 SALA report (GCC 2015a) includes the SUB12 site and describes it as ‘no longer being promoted’ (ibid, Appendix 2). Should planning proposals come forward for redevelopment of the site, consideration would be required in regards to the mitigation identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB12 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 SUB12 site could not be delivered without significant impact on the heritage assets of the site.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 0.413 hectares of the site, a total area of 0.413 hectares would be unavailable leaving an area of **0 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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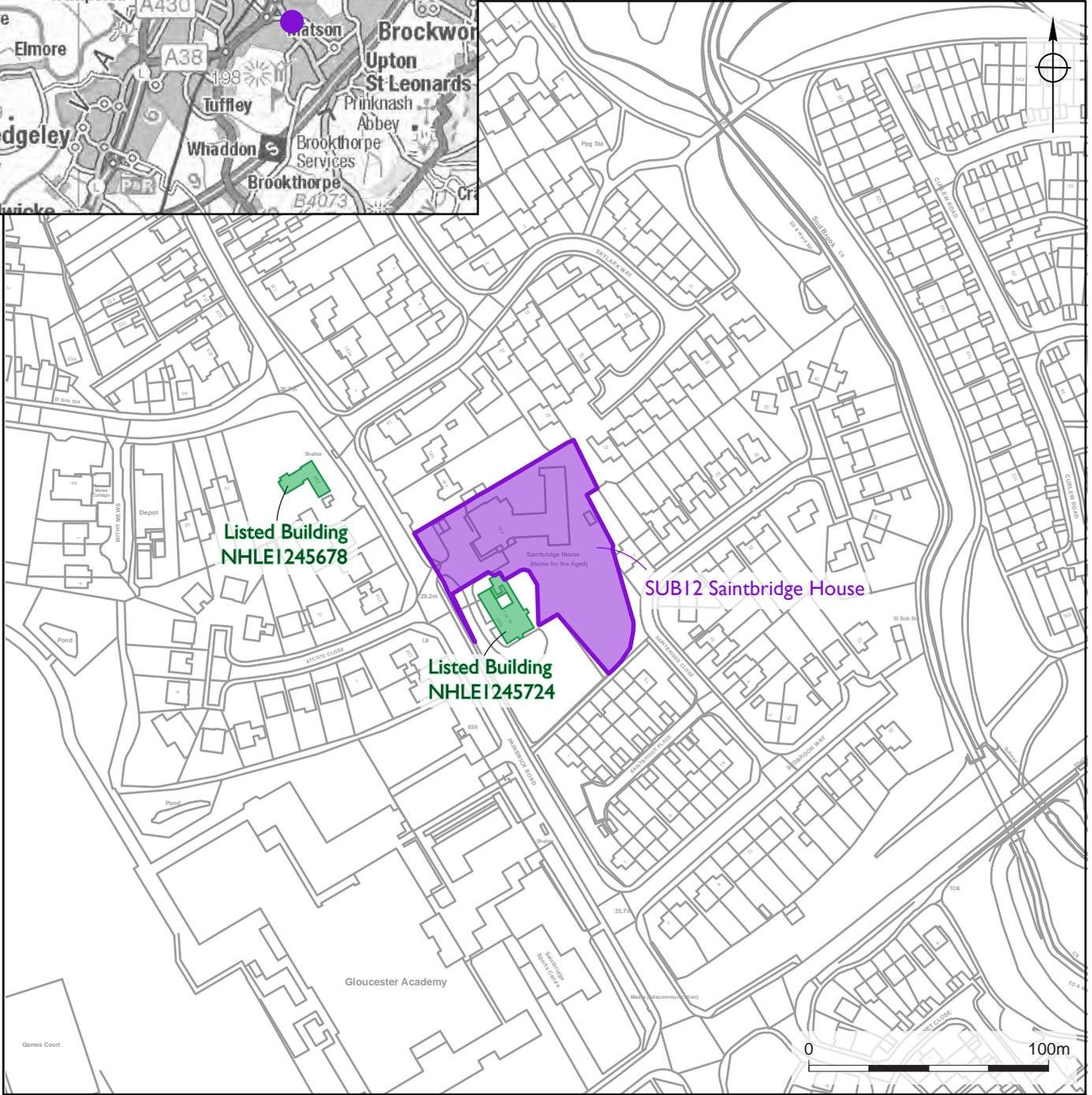
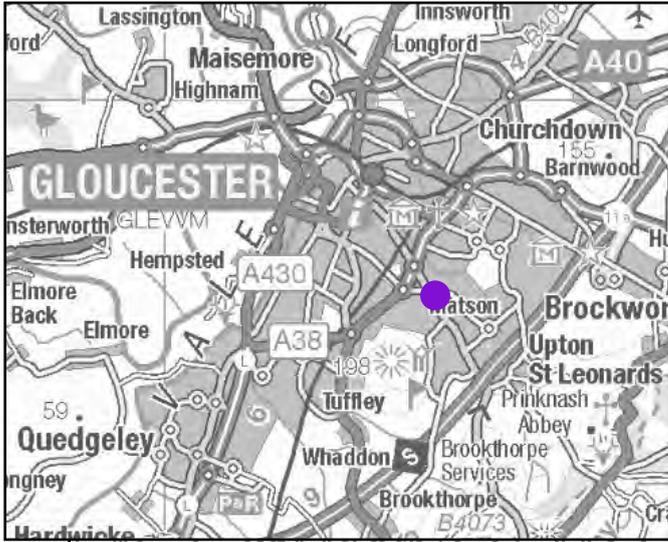
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10. Appendix I: Table of designated and undesignated assets

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

HER	Name	Period	Type	Details
GUAD1100	Linnet Close	Medieval	Mortar	Stray find. Medieval mortar from a pestle and mortar. Cylindrical with four vertical ribs of 13 th to 14 th C. Northolt Type 1.
GUAD1101	Trafalgar Place	Medieval	Field Observation Documentary Record	Site of moat. Ploughed out in 1952. Area 5m square produced large quantity of stones, medieval bricks and glazed potter, charcoal, glass and animal bones. Site now covered in housing.
GUAD1153	189 Painswick Road	Undated	Excavation	Metalled street recorded
GUAD1285	64 Cotteswold Road	-	Watching Brief	No archaeological deposits revealed
GUAD1922	Gloucester Academy	-	Desk-based Assessment Building Appraisal	Discussed history of academy buildings and concluded there was prehistoric, Romano-British, medieval and modern activity within the wider area
GUAD1923	Gloucester Academy	-	Geophysical Survey	Nothing archaeological recorded
GUAD1959	Gloucester Academy	Undated	Evaluation	Probable watercourse identified
NHLE1245678	The Cottage	Post-medieval	Listed Building	Grade II. Early 17 th C with large 18 th C extension. Timber-frame, cruck, with brick and thatched roof.
NHLE1245679	Saintbridge House (now The White House)	Post-medieval	Listed Building	Grade II. Built 1835 but possibly incorporating an earlier house at the rear. Brick, faced in ashlar blocks with Doric porch in centre of front elevation.

II. Figures



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Figure I - Site Location

