

FSI5 Redcliffe College, Horton 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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FS15 Redcliffe College, Horton Road

1. Background

1.1 Location

This site historic environment assessment consists of FS15 Redcliffe College located within the Ward of Kingsholm and Wotton within the wider boundary of Gloucester City (Fig 1). It consists of an L-shaped range of buildings on the western side of Horton Road to the north of Wotton Lawn Hospital and south of Royal Lane.

1.2 Site Visits

Site visits were undertaken in July 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 1.293 hectares (Fig 1), is centred on NGR SO 8441 1882 and is located on a gentle slope running north west to south east. It lies at a height of between 24.38m and 26.96m 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 across much of the site with 'Clayey Loam to Silty Loam' in the north east corner (UKSO 2016).

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.

The FS15 site includes the grade II listed Wotton House (NHLE1271681). A number of other listed buildings can be found in area surrounding the FS15. The closest scheduled monument is over one kilometre to the west. The site lies within the London Road Conservation with south boundary of the site also being the south boundary of Conservation Area. There are no registered battlefields or parks and gardens within the site or in the surrounding 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 FS15 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 has been one previous assessment within the FS15 site and four previous assessments in the area surrounding the FS15 site. Wotton House, within the FS15 site, has been the subject of an historic building appraisal (GHER945). Desk-based assessments have been produced for sites at 118-120 London Road (GUAD1651) and Horton Road (GUAD2134). Geophysical surveys have been carried out at Horton Road Hospital (GUAD920) and Hillfield Gardens (GUAD2228).

2.1.2 Prehistoric, Roman and Saxon

Prehistoric evidence in the form of fossilised animal bone has been found close to the FS15 site (GUAD44 and GUAD1040).

A large number of archaeological sites of Roman date have been recorded in the area surrounding the FS15 site. These consist primarily of cremations and inhumations found during excavations to the north, north west and north east of the site (GUAD45, GUAD123, GUAD129, GUAD966, GUAD1040, GUAD1406, GUAD1653, GUAD1657 and GUAD1736). A number of burials have also been found accidentally (GUAD37, GUAD46, GUAD47 and GUAD125). The tombstone of Rufus Sita (GUAD24), the tombstone of a member of the Twentieth Legion (GUAD39) and two other tombstones (GUAD1736) have also been recovered from the same area. Coins have been found separately and associated with burials (GUAD37, GUAD46, GUAD125, GUAD128, GUAD130 and GUAD1657). Roman pottery and building material has also been recovered in the area surrounding the FS15 site (GUAD37, GUAD125, GUAD796, GUAD964, GUAD966, GUAD1215 and GUAD1845). Archaeological features of Roman date have also been recorded in the area around the FS15 site (GUAD938, GUAD966, GUAD986, GUAD1657 and GUAD1845).

Evidence of Anglo-Saxon activity was recovered with a late 10th century cross-shaft found in London Road (GUAD38) and late Saxon/early Norman pottery elsewhere on London Road (GUAD966).

2.1.3 Medieval, Post-medieval and Modern

Archaeology

Archaeological features of medieval date have been recorded in the area around the FS15 site (GUAD796, GUAD920, GUAD966, GUAD986, GUAD1585, GUAD1657 and GUAD1821).

Built Heritage

A small number of medieval buildings have been recorded within close proximity of the FS15 site. These consist of the remains of the grade II* listed mid 12th century St Mary Magdalene Church (NHLE1245745) and the part 14th century Kings Board (NHLE1245719). Possible 12th or 13th century timbers have also been recorded in a house on London Road (GUAD1415).

2.1.4 Post-medieval

Archaeology

Post-medieval archaeology has also been recorded close to the FS15, mainly consisting of ditches (GUAD920, GUAD966, GUAD1042, GUAD1049, GUAD1406, GUAD1416, GUAD1749, and GUAD1909).

Built Heritage

There are a large number of noteworthy post-medieval within the area surrounding the FS15 site and within the site itself is the grade II listed Wotton House (NHLE1271681) built in the early 18th century. Attached to Wotton House are the buildings of Redcliffe College some of which were constructed in the mid to late 19th century.

There is only one 17th century building with the vicinity of the FS15, Scriven's Conduit (NHLE1245720) in Hillfield Gardens. There is also only a single 18th century building of note, the Kings Board (NHLE1245719), also within Hillfield Gardens. Both of these buildings are grade II* listed.

A number of early 19th century buildings can be found to the north west of the FS15 site, Hillfield Parade (NHLE1245737, NHLE1245739 and NHLE1245741), Parkfield (NHLE1245740), 138 and 140 London Road (NHLE1245742 and NHLE1245743) and Collingwood House (NHLE1271679), all of which are grade II listed. Horton Road Hospital (NHLE1271680) is also early 19th century in date and is grade II* listed. The United Hospitals (NHLE1245724), Hillfield Gardens Gate Lodge (NHLE1245738) Hillfield Gardens Gates (NHLE1245747) and Hillfield House (NHLE1271659) are all mid 19th century in date and grade II listed.

2.1.5 Modern and Undated

Archaeology

A number of archaeological investigations in the vicinity of the FS15 site revealed no archaeological features (GUAD35, GUAD1547, GUAD1655, GUAD1759, GUAD1804 and GUAD1931).

Built Heritage

There are only two structures in the area surrounding the FS15 site of modern date that are worthy of note. St Catharine's Church (NHLE1245745) and its gates and railings (NHLE1245746) were all constructed in the early 20th century and are grade II listed.

Wotton House, within the FS15 site, was extended in the early to mid 20th century encompassing or replacing mid to late 19th century extensions, and became a school.

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 buildings of Redcliffe College and the listed Wotton House are set within a plot of land that has been unchanged since the late 18th century and probably since Wotton House itself was constructed in 1712. The plot of land has always been the garden for Wotton House and the majority of it has remained open since the House was constructed.

Views into the FS15 site are completely shielded by the buildings of Wotton House and Redcliffe College in the east and north of the site and by mature planting in the south and west of the site.

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 FS15 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 1799 Parishes of Gloucester map. This map shows the entire FS15 site and Wotton House within its plot of land. The 1811 Dawson map shows the settlement of Wotton, spelled Wooton, and appears to show FS15 site and Wotton House. Wotton House is visible on the 1828 Ordnance Survey map even though it is not very detailed. The map does show that the area around Wotton House is not very built up with only the 'Lunatic Asylum' to the south and a few buildings running along Barnwood Road to the east.

By the time of the 1884 Ordnance Survey there are new buildings to the immediate north of Wotton House within the FS15 site. The area to the immediate north has become quite built up and new houses can be seen on the east side of Horton Road opposite Wotton House. The 1901 map of the area shows that more building on the eastern side of Horton Road had taken place along with a small amount of further building to the north of the FS15 site. Within the site, the buildings that were visible on the 1884 map can be seen to be a long range to the north of the house, a glasshouse on the northern boundary and two small houses in the north west. Very little change can be seen on the 1923 map within the FS15 site, however to the north of the site can be seen St Catharine's Church which was constructed in 1912. Wotton House is shown as a much larger structure on the 1936 map with a large extension to the north of the original structure. This was built in the early 1930s as residential blocks for the Gloucester Training College of Domestic Science who had bought the property in 1925. The area surrounding the site shows very little alteration on this map.

The 1942 Land Utilisation Survey is much less detailed than previous maps but does show the FS15 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'. Much of the area surrounding the FS15 site is also coloured purple although there are large areas to the north and south that are coloured red. These areas are 'land so closely covered with houses and other buildings or industrial works as to be agriculturally unproductive'. The 1955-56 Ordnance Survey shows no change from the 1930s map within the FS15 site and little change in the surrounding area with the exception of the construction of an infants' school to the south east. This infants' school is shown as being extended by the time of the 1962-70 Ordnance Survey and a new road has also been built to by this time to the south of the FS15, to serve the expanded hospital. Within the FS15 site there is no change shown on this map. The modern map also shows no change within the site.

2.3 Potential for Further Assets

Given the large number of archaeological records within the area surrounding the FS15 site, it is likely that further archaeological evidence exists within the site itself. There is greatest potential for further finds of Roman date, in particular cremations or inhumations, to be found within the site. There is also potential for evidence of medieval date to be recovered from within the area.

3. Significance

3.1 Intrinsic interest of the site

The area of the FS15 site is of interest because of its association with Wotton House. It also holds interest due to Wotton House lying within its boundary and for the potential significant Romano-British archaeology that may exist within the site.

3.2 Relative importance of the site

The site has importance due to the listed building of Wotton House existing within it and the rest of the site forming the garden of Wotton House since it was built. The site also lies to the immediate

south of an extensive Roman cemetery whose extents have not been mapped. When considered within this landscape, the importance of the whole area becomes perceptible.

3.3 Physical extent of important elements

The physical extents of the important elements of the FS15 site consist of the listed building of Wotton House and its adjoining historic structures. The rest of the site has been used as gardens since the early 18th century and as such hold their own importance. The whole site also has the potential to contain further archaeology most likely of Roman date and possibly medieval.

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 FS15 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however given the high likelihood of Romano-British archaeology existing on the site and the requirements of modern development, 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 FS15 site contains the listed Wotton House and its adjoining curtilage listed structures, which are of sufficient quality and design to be included on a local list themselves. Development of the site may include the whole or partial demolition of the curtilage structures but would cause **Major Harm** to heritage assets. Development within the site would also have an impact on the listed Wotton House and would cause **Major Harm** to the heritage asset.

4.2.3 Settings

Any development within the FS15 site would have a detrimental impact upon the setting of the listed Wotton House. Construction of new buildings in the area surrounding the house would cause **Major Harm** to the setting of the heritage asset. The boundary of the FS15 site has the same boundary as the original gardens of Wotton House and is shown as such on maps of the late 18th century. Given that the whole of the FS15 site has been the gardens of Wotton House since the house was constructed, any construction within these gardens would be breaking the link between the House and its grounds and would also cause **Major Harm** to the heritage asset.

The setting of the London Road Conservation Area (CA), which encompasses the whole of the FS15 site, would also be compromised by development of the site. It would cause **Moderate Harm** to the setting of the CA. Should development of the FS15 site require removal of screening trees and shrubs, this would cause **Major Harm** to the CA.

4.3 Improvements and Enhancements

To add future protection and recognition of its historic and architectural interest, the Wotton House curtilage buildings of Redcliffe College should be locally listed and would be an **enhancement** to the area.

Reinstatement of any of the former Wotton House formal gardens would be an **enhancement** to the area and to the listed building.

Interpretation and information boards detailing the history of St Mary Magdalene hospital and chapel would be an **enhancement** to the area.

5. Planning Requirements

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

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

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

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

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

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

6. Minimising Harm

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

- The buildings of Redcliffe College should be retained and put forward for inclusion in the forthcoming Local List.
- Interpretation and information boards for St Mary Magdalene Hospital to be produced and erected.

- 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 Wotton House in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Setting of Wotton House and London Road CA to be appraised. The appraisal for Wotton 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 Wotton House and the London Road CA and should reflect the nature and character of both assets.
- Any development should preserve, and where possible, enhance the character and setting of Wotton 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 FS15 site and describes it as ‘*would be suitable for offices but the use may not be viable.*’ (ibid, Appendix 2). At present due to the constraints of the heritage assets, the site is not suitable for development.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the FS15 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 FS15 site could not be delivered without significant impact on the heritage assets.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 1.293 hectares of the site, a total area of 1.293 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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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

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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
GUAD24	Cheltenham/ London Road	Romano-British	Tombstone	Tombstone of Rufus Sita. Long inscription and image depicting soldier on horseback with legionary sword striking down foe lying on ground. Found near GUAD39 and GUAD125.
GUAD35	113 London Road	-	Watching Brief	Trenches cut to natural clay. No archaeological features recorded
GUAD37	124 London Road	Romano-British	Finds	Stray find. Inhumation with flanged bowl and coin, Ae3, of Gratian (AD368-383)
GUAD38	144 London Road	Anglo-Saxon	Cross	Lower portion of Anglo-Saxon cross-shaft of late 10 th C date.
GUAD39	London Road	Romano-British	Tombstone	Tombstone with inscription of member of Leg XX. Found near GUAD24.
GUAD44	Wotton	Prehistoric	Fossil	Stray find. Fossilised bones of hippopotamus of Ipswich Interglacial period (Palaeolithic 130,000-115,000 BP)
GUAD45	Wotton	Romano-British	Cremations	110 cremation urns found.
GUAD46	Wotton	Romano-British	Finds	Stray find. 3 urns in house foundations and coins in adjoining field. Not fully located.
GUAD47	Wotton	Romano-British	Skull	Stray find. Complete skull, except lower jaw, found. Not fully located.
GUAD123	103 London Road	Romano-British	Finds	Cremation urn and stone cyst found while building new church in 1912
GUAD125	London Road	Romano-British	Finds	Stray find. 7 cremations, tiles, pottery and coin found. Found near GUAD24.
GUAD128	London Road	Romano-British	Coin	Stray find. Sestertius of Nerva Cos III (AD97)
GUAD129	St Mary Magdalene	Romano-British	Burials	Stray find. Roman burials found in St Mary's churchyard
GUAD130	London Road	Romano-British	Coin	Stray find. As of Trajan (AD98-117)
GUAD796	136 London Road	Romano-British Medieval	Watching Brief	Medieval cultivation soils containing residual 2 nd C pottery
GUAD920	Horton Road Hospital	-	Geophysical Survey	Ridge and furrow linears and other anomalies mapped.
GUAD920	Horton Road Hospital	Medieval Post-medieval	Evaluation	Medieval and post-medieval ridge and furrow and shallow post-medieval enclosure ditch uncovered.
GUAD938	140 London Road	Romano-British	Watching Brief	Large undefined Romano-British pit uncovered
GUAD964	142 London Road	Romano-British	Watching Brief	Large undefined Romano-British pit containing 1 st C pottery

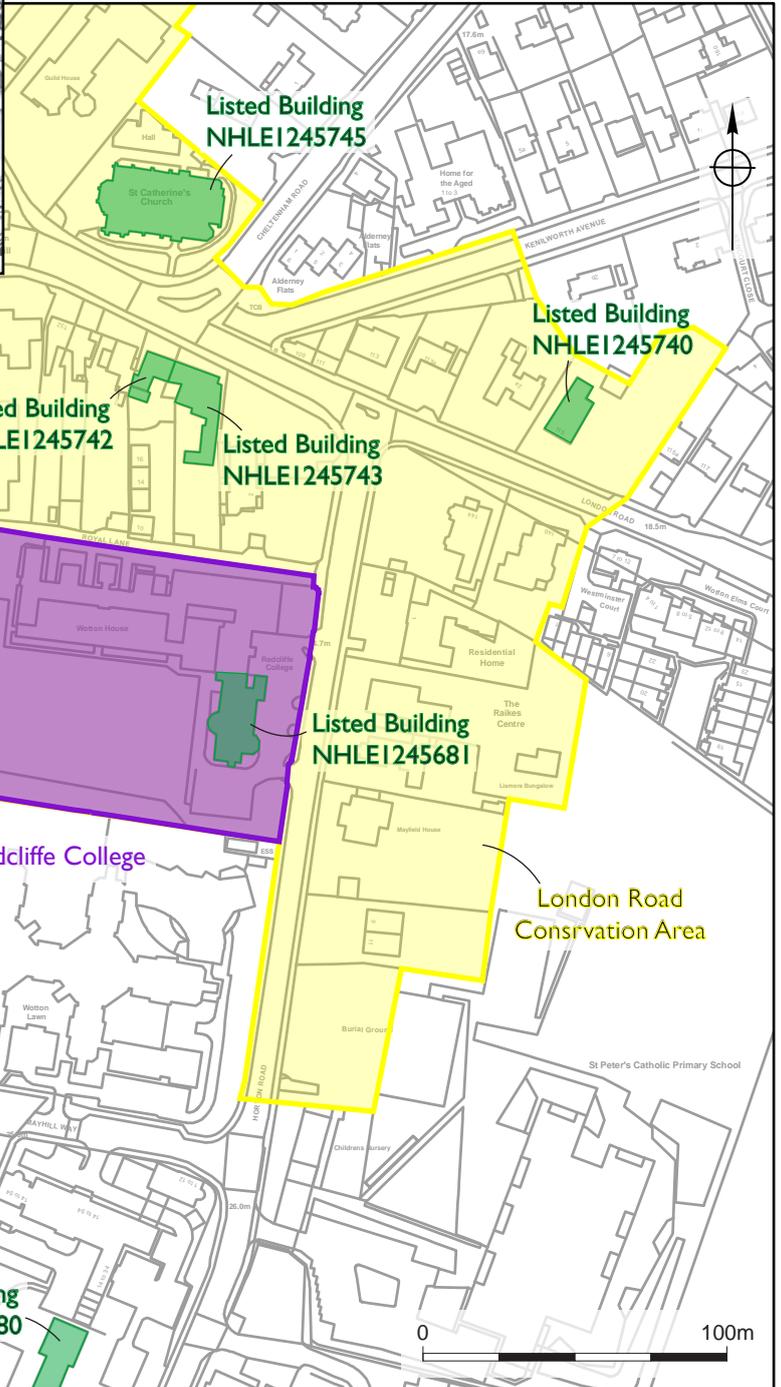
				uncovered
GUAD966	124 London Road	Romano-British Medieval Post-medieval	Evaluation	1 st to 4 th century cemetery containing cremations and inhumations. Roman building materials also recovered along with late Saxon/early Norman pottery. Remains of medieval leper hospital and precinct ditches recorded. Evidence of post-medieval re-cutting of ditches for Civil War defences.
GUAD986	Gloucester Royal Hospital	Romano-British Medieval	Watching Brief	Romano-British metal surface cut by medieval pit.
GUAD1040	124-126 London Road	Prehistoric Romano-British	Watching Brief	4 Romano-British inhumations, including one infant and one child, revealed. Also woolly rhinoceros bones recovered from gravels.
GUAD1042	Gloucester Royal Hospital	Post-medieval	Evaluation	Paths and cultivation soils recorded, associated with the 18 th C hospital on the site
GUAD1049	140 London Road	Post-medieval	Watching Brief	Post-medieval metal surface of beach pebbles bounded by mortared lias feature.
GUAD1215	Cheltenham Road	Romano-British	Watching Brief	Unstratified Romano-British pottery recovered
GUAD1406	St Catharine's Churchyard	Romano-British Post-medieval	Watching Brief	Romano-British cremation, inhumation and foundations of monument recorded. Also foundations of 18 th C Wotton Villa demolished 1912.
GUAD1415	136 London Road	Medieval	Field Observation	Medieval ecclesiastical carvings on underside of floor boards.
GUAD1416	Wotton Lawn	Post-medieval	Watching Brief	Undefined feature of post-medieval date recorded
GUAD1547	St Peter's School	-	Watching Brief	No archaeological features recorded
GUAD1585	122-130 London Road	Medieval	Watching Brief	Medieval part robbed stone wall and box-drain of lias slabs uncovered.
GUAD1651	118-120 London Road	-	Desk-Based Assessment	Shown to have high potential for Roman activity, medium potential for medieval activity and low potential for post-medieval activity in the area
GUAD1653	118-120 London Road	Romano-British	Evaluation	Single cremation and thick burial ground material recorded.
GUAD1655	138 London Road	-	Watching Brief	No archaeological features recorded
GUAD1657	124-130 London Road	Romano-British Medieval	Excavation	Extensive Romano-British cemetery uncovered. 19 cremations, of pre-Flavian to early 2 nd C, and 54 inhumations, of late 1 st to 4 th C. Ditched enclosure of 2 nd C contained few burials. Romano-British finds included coins, glassware, brooches, bangles and other metal work. Sparse evidence of 12 th C leper

				hospital. Osteoarchaeology report: GUAD1995
GUAD1736	118-120 London Road	Romano-British	Evaluation Excavation	Roman cemetery of inhumation and cremations recorded. Included mass burial and two tombstones.
GUAD1749	Wotton Lawn	Post-medieval	Watching Brief	Archaeological evidence only recorded in north trench consisting of east to west aligned post-medieval ditch.
GUAD1759	124-130 London Road	-	Watching Brief	No archaeological features revealed only grey clay make-up layer from construction of road in 1821.
GUAD1804	120 London Road	-	Watching Brief	No archaeological features. Natural truncated by modern disturbance.
GUAD1821	Barnwood Road/ Horton Road junction	Medieval	Watching Brief	Sunken medieval street surfaces revealed
GUAD1845	Denmark Road/ London Road junction	Romano-British	Watching Brief	Large 2 nd C pit uncovered
GUAD1909	Wotton Lawn	Post-medieval	Watching Brief	Ditch and two post-holes revealed
GUAD1931	138 London Road	-	Evaluation	No archaeological features recorded
GUAD1995	London Road	Romano-British	Post-excavation Report	Osteoarchaeology report on 56 skeletons, 18 cremations and disarticulated remains from GUAD1657
GUAD2134	Horton Road	-	Desk-Based Assessment	Concluded there was low potential for pre-20 th C archaeological deposits in the area
GUAD2228	Hillfield Gardens	-	Geophysical Survey	Kingsholm Project. Number of anomalies mapped, all may be visible on historic mapping
NHLE1245719	Kings Board, Hillfield Gardens	Medieval Post-medieval	Listed Building	Grade II*. Gazebo built originally in grounds of Marybone House in 18 th C. Reuses 14 th C arcading and other details from the King's Board medieval market house. Re-erected in 1936 in Hillfield Gardens.
NHLE1245720	Scriven's Conduit	Post-medieval	Listed Building	Grade II*. Conduit head for piped water originally built in Southgate Street in 1636 for Alderman John Scriven. Moved in 18 th and 19 th centuries. Re-sited in 1937 in Hillfield Gardens.
NHLE1245724	United Hospitals, London Road	Post-medieval	Listed Building	Grade II. Almshouses built 1860-61. Designed by Fulljames and Waller in picturesque Domestic Gothic style. Housed the united hospitals of St Margaret, St Mary Magdalene and St Kyneburgh. Red Brick with decorative bands and relieving arches in white and blue brick.
NHLE1245737	Hillfield Parade, 100 & 102 London	Post-medieval	Listed Building	Grade II. Pair of terrace houses, now flats, built c1827. Part of

	Road			terrace development for Joseph Roberts, printer. Painted stucco on brick. Three storeys with parapet, raised band at first floor cill level.
NHLE1245738	Gate Lodge, 101 London Road	Post-medieval	Listed Building	Grade II. Gate Lodge to Hillfield Gardens. Formerly lodge of Hillfield House. Built c1867. Italianate style. Large ashlar blocks, gablets, continuous raised band, semi-circular head windows with key stones.
NHLE1245739	Hillfield Parade, 104-116 London Road	Post-medieval	Listed Building	Grade II. Terrace of seven houses built c1827. Part of terrace development for Joseph Roberts, printer. Painted stucco on brick, raised band at first floor cill level.
NHLE1245740	Parkfield, 115 London Road	Post-medieval	Listed Building	Grade II. House built c 1800 with 20 th C alterations. Red brick with stone details. Flat arched head windows with five raised and stepped voussoirs.
NHLE1245741	Hillfield Parade, 118 London Road	Post-medieval	Listed Building	Grade II. End of terrace house built c1827. Part of terrace development for Joseph Roberts, printer. Painted stucco on brick. Three storeys with parapet, raised band at first floor cill level.
NHLE1245742	138 London Road	Post-medieval	Listed Building	Grade II. Built c1820. Red brick with mid 19 th C cast-iron porch and fanlight doorway.
NHLE1245743	140 London Road	Post-medieval	Listed Building	Grade II. House now nursing home. Built c 1825. Stuccoed brick, strip pilasters, cornice and parapet.
NHLE1245744	Chapel of St Mary Magdalene, London Road	Medieval	Listed Building	Grade II*. Chancel of chapel of former leper hospital, now disused chapel. Mid 12 th C, altered in late 13 th C. Nave demolished in 1861.
NHLE1245745	St Catharine's Church, Cheltenham Road	Post-medieval	Listed Building	Grade II. Built 1912-1915. Designed by Walter B Wood in Free 14 th C Gothic style; built by James Byard and Sons.
NHLE1245746	Gates and Railings, St Catharine's Church	Post-medieval	Listed Building	Grade II. Gate piers and railings of 1915. Wrought iron railings set on coped ashlar retaining wall and moulded stone gate piers.
NHLE1245747	Gates, London Road	Post-medieval	Listed Building	Grade II. Entrance gates to Hillfield Gardens of c1867. Ashlar piers and balustrade with wrought-iron gates.
NHLE1271659	Hillfield House, Denmark Road	Post-medieval	Listed Building	Grade II. Large house now offices. Built c1867 by Albert Estcourt, designed by John Giles, for timber merchant Charles Walker. Brick with principal facades faced in ashlar. Italianate style.
NHLE1271679	Collingwood House,	Post-	Listed Building	Grade II. Including attached front

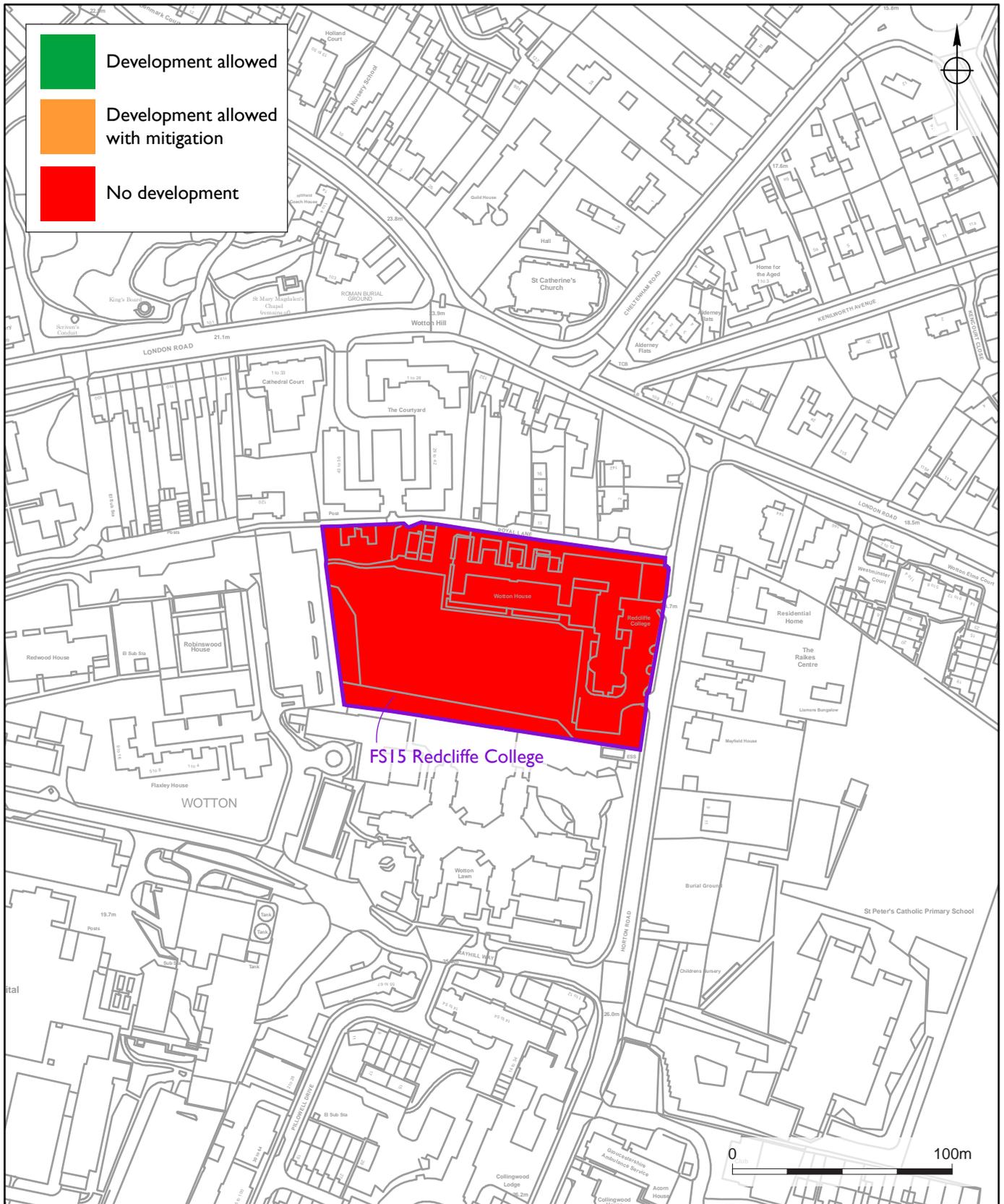
	Horton Road	medieval		quadrant walls. House of c1835. Red brick with stone details. Formerly house of Governor of Horton Road Hospital
NHLE1271680	Horton Road Hospital, Horton Road	Post-medieval	Listed Building	Grade II*. Including area railings. Hospital for the insane. Begun 1814, opened for admissions 1823. Original design by William Stark. Many later 19 th C alterations and additions. Stuccoed brick with stone details or painted white brick. Original building has cast-iron roof tiles.
NHLE1271681	Wotton House, Horton Road	Post-medieval	Listed Building	Grade II. Large house now nurses' home. Built for Thomas Horton in early 18th C. Shown in Kipp's engraving of 1712. Brick in English Bond with stone details. First floor brick string band. Central doorway with stone porch on fluted Corinthian columns supporting moulded entablature.

II. Figures



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Figure I - Site Location



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Figure 2 - Recommendations