

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

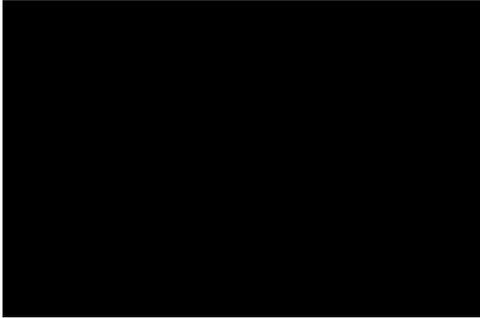
Signed

philip staddon

Date

01/11/2022

APPLICATION NO: 19/00672/FUL
VALIDATED ON: 18th June 2019



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Location: Manor Gardens Barnwood Road Gloucester

Proposal: Demolition of existing housing (23 units) and redevelopment of site to provide 46 no. new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc. (Amendment relates to Additional Parking Provisions)

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Time limit

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Site Plan - Drawing no. AA6514 -2001 Rev G
Ground and First Floor Plan – Drawing no. AA6514 -2002 Rev D
Second Floor and Roof Plan – Drawing no. AA6514 -2003 Rev C
Long Elevations – Drawing no. AA6514 -2004 Rev B
Short Elevations Drawing no. AA6514 -2005 Rev B
Long Elevations with materials – Drawing no AA6514 -2006 Rev B
Long Section - Drawing no. AA6514 -2007 Rev B
External Bin store - Drawing no. AA6514 - 2008 Rev B
Site Location Plan – Drawing no. AA6514 -2013 Rev A
Proposed Site Block Plan - Drawing no. AA6514 -2014 Rev A
Tree Report – Bartlett Consulting Development Site Impact Assessment ref: JH/170053/Rv 1/sh
Tree Constraint Plan with existing site layout JH.170053.TCP.Rev A

Reason

To ensure that the development is carried out in accordance with the approved plans and documents and in accordance with policies contained within the Joint Core Strategy.

Principle

Condition 3

No more than 12 of the 46 new units within the residential development shall be occupied by households which do not include individuals with a disability (being a physical, mental or sensory impairment or condition, which has a substantial and long term adverse effect on an individual's ability to carry out normal day to day activities).

Reason

To define the planning permission

Archaeology

Condition 4

No development or groundworks other than demolition to slab shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. No development or demolition shall take place within the site other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- An archaeological impact assessment;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- A programme of community and public engagement and outreach; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

Highways

Condition 5

The development shall not be occupied until details of the following schedule of improvements have been submitted to and approved in writing by the Local Planning Authority:-

- 1) Tactile paving at the junction of North Upton Lane with Barnwood Road;
- 2) A pedestrian dropped kerb crossing, including dropped kerbs and tactile paving at Chertson Court junction with Barnwood Road.

The works shall then be carried out in accordance with the details so approved before occupation of the dwellings.

Reason:

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the NPPF to give priority first to pedestrian and cycle movements and facilitate the access to high quality public transport facilities that encourage public transport use in accordance with paragraph 110 of the NPPF.

Condition 6

The vehicular access to North Upton Lane hereby permitted shall not be brought in to use until the existing vehicular access to North Upton Lane has been permanently closed to vehicular traffic and the

footway has been re-instated in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the NPPF.

Condition 7

Notwithstanding the submitted Travel Plan, no dwelling hereby permitted shall be occupied until a Travel Plan have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the details and timetable therein.

Reason

The development would generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport are taken up in accordance with paragraphs 108 and 110 of the NPPF.

Condition 8

No development shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

1. specify the type and number of vehicles;
2. provide for the parking of vehicles of site operatives and visitors;
3. provide for the loading and unloading of plant and materials;
4. provide for the storage of plant and materials used in constructing the development;
5. provide for wheel washing facilities;
6. specify the intended hours of construction operations;
7. specify measures to control the emission of dust and dirt during construction

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework.

Condition 9

No dwelling hereby permitted shall be occupied until the 40 proposed cycle parking spaces have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be retained for the lifetime of the development in accordance with the approved details.

Reason

In the interest of sustainable development and to accord with the NPPF.

Condition 10

The car parking/dropping off and turning areas shown on drawing no. AA6514-2001 Rev F shall be constructed and marked out ready for use before occupation of any of the dwellings hereby permitted and shall thereafter be retained as such for the lifetime of the development.

Reason

To ensure adequate parking provision on site and to accord with the NPPF.

Condition 11

Prior to first occupation of any of the approved residential units, a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority which shall include measures to limit the number of car parking spaces on site to no more than 70 unallocated spaces. The plans shall include :-

1. An annual review for the monthly monitoring of the spaces within the site to show the number of vacant (if applicable) spaces;
2. A survey of car parking availability on the following lengths of roads in accordance with the Lambeth Transport Parking Survey Methodology:

- Weir Bridge Close
- Newstead Road from its junction with Woodland Close
- North Upton Lane between Barnwood Road and Lilliesfield Avenue.

3. The development shall then be carried out and maintained thereafter in accordance with the approved plan.

Reason

To ensure that car parking would not overspill in to neighbouring roads to the detriment of the amenities of residential occupiers, and to accord with paragraphs 108 and 110 of the NPPF 2019.

Condition 12

Notwithstanding the requirements of condition 12 above, the 70 car parking spaces shown on drawing no. AA6514 -2001 Rev G shall be kept available for the parking of cars for the lifetime of the development.

Reason

To ensure that car parking would not overspill in to neighbouring roads to the detriment of the amenities of residential occupiers, and to accord with paragraphs 108 and 110 of the NPPF 2019.

Design

Condition 13

Notwithstanding the approved drawings, no work shall commence on the construction of the external facades/elevations of the buildings until details of the following have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details:-

- Scaled drawings at 1:10 for doors, windows and their recesses, brick and panel details
- Scaled drawings 1:5 or 1:10 for landscaping details – walls, ramps, boundary treatment to include works to North Upton Lane boundary, bin and bike storage
- Scaled drawings for roof details
- Scaled drawings and details for the installation of rainwater goods
- Details of ventilation flues and grills.
- Details of safety measures for roof if access is required.
- Details of lighting
- Details for meter boxes
- Details for security measures – external CCTV
- Details of seagull mitigation
- Details of any cable TV installation and the location of any associated equipment.

Reason

To ensure the satisfactory appearance of the development in accordance with policy SD4 of the Joint Core Strategy.

Condition 14

Details showing how overlooking is to be mitigated from the side elements of the first floor balconies on the eastern end of Block 1, western end of Block 3 and western end of Block 5 shall be submitted to and approved in writing by the Local Planning Authority before occupation of any of the residential units within the Block fitted with that specific balcony. The development shall be carried out and retained in accordance with these approved details.

Reason

To prevent overlooking in accordance with policy SD14 of the JCS.

Landscaping

Condition 15

Before occupation of the proposed development details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include proposed trees that would grow to substantial size and shall be carried in accordance with the approved details before occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning

authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason

In the interest of the visual amenity of the area and to accord with policy SD 4 of the Joint Core Strategy

Condition 16

No demolition, site clearance or building operations of any type shall commence nor equipment, machinery or materials be brought on site until tree protection measures have been installed in accordance with the tree retention and protection plan (ref JH/170053/TCP Rev A), and the tree protection measures outlined in the Bartlett Consulting Tree Report dated 17th July 2018. The tree measures shall remain in place until all construction and associated ground works have been completed.

Reason:

To protect the trees and character of the area, and to accord with policy SD4 of the Joint Core Strategy

Drainage

Condition 17

No dwelling hereby permitted shall be occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall fully detail the access that is required to meet surface water management components for maintenance purposes as well as showing safe and sustainable removal and disposal of waste from the drainage system, detailing the materials to be used and standard of work required including a method statement. The approved SuDS maintenance plan shall be implemented in full for the lifetime of the development.

Reason

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, and to accord with policy INF2 of the Joint Core Strategy.

Condition 18

Prior to the commencement of the development details of the proposed foul water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the development hereby permitted.

Reason

In order to ensure that satisfactory foul drainage arrangements are provided in accordance with policy INF2 of the Joint Core Strategy

Levels

Condition 19

Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the buildings approved and a datum point outside of the site, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with policy SD4 of the Joint Core Strategy.

Environmental Protection

Condition 20

No demolition or construction works shall be carried out outside the following hours:

Monday to Friday – 0800 to 1800 hours

Saturday – 0800 to 1300 hours

No such works shall be carried out on Sundays, Public or Bank Holidays.

Reason

To safeguard the amenities of the area, having regard to Policy SD14 of the Joint Core Strategy

Condition 21

No dwelling hereby permitted shall be occupied until five Electric Vehicle (EV) 'rapid charge' points have been provided on the site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The EV rapid charge points shall be retained on site for the lifetime of the development.

Reason:

To ensure a sustainable development and to accord with policy SD3 and INF1 of the Joint Core Strategy

Condition 22**Biodiversity enhancements**

Prior to the occupation of any of the dwellings hereby permitted the recommendations in Chapter 4 of the Cotswold Ecology Preliminary Ecological appraisal dated April 2019 shall be carried out in full.

Reason:

To enhance the biodiversity of the site in accordance with Policies CSP1 and SD9 of the adopted Joint Core Strategy

Condition 23**Cotswold Beechwoods SAC and the Severn Estuary SAC and Ramsar**

On each occupation of each dwelling hereby permitted, homeowner packs shall be distributed to the occupier making them aware of the numerous areas of public open space within Gloucester city and existing foot/cycle path networks and public transport links to reach these city parks. In addition, the homeowner packs shall include best practice guidelines to avoid damaging habitats and/or disturbing wildlife in the protected sites.

Reason:

To ensure no adverse effects on the integrity of the Cotswolds Commons and Beechwoods SAC as a result of the development. Beechwoods SAC as a result of the development.

Waste Management**Condition 24**

Prior to the occupation of any of the dwellings hereby permitted the refuse recycling and storage provision as shown on the approved plan shall be implemented and thereafter retained for the lifetime of the development.

Reason:

In the interest of amenity in accordance with policy SD14 of the JCS .

Informatives.

1. The proposed development would involve works to be carried out on the public highway and the applicant/developer is required to enter in to a legally binding Highway Works agreement including an appropriate bond with the County Council before commencing these works.

Date: 20th March 2020



City Growth and Delivery Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET

Manor Gardens, Barnwood Road

**Written Scheme of Investigation for
a Programme of Archaeological
Works**

Barnwood Trust

October 2022

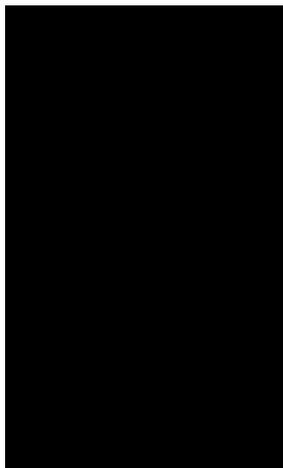
Ecus Ltd

Report to: Barnwood Trust

Report Title: Manor Gardens, Barnwood Road -
Written Scheme of Investigation for a Programme of Archaeological Works

Version: V3.0
Issue Date: October 2022
Report Ref: 18385

Originated By:



Date: 06.09.2022

Reviewed By:

Date: 06.09.2022

Approved By:

Date: 27.10.2022

Prepared by:
Baleen House, Whale Wharf, Littleton-upon-Severn, Bristol, BS35 1NP
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Version	Author	Description	Date
1.0	APN	For submission to Client	07.09.2022
2.0	ELT	Updated following Client Review	05.10.2022
3.0	ELT	Updated following Client Review Submission to LPA	27.10.2022

The report and the site assessments carried out by Ecus on behalf of the Client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Ecus with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Ecus taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between Ecus and the Client.

Other than that expressly contained in the paragraph above, Ecus provides no other representation or warranty whether express or implied, in relation to the services.

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Ecus accepts no responsibility for the accuracy of third party data used in this report.

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1. Introduction

1.1 Project Background

1.1.1 This document presents a Written Scheme of Investigation (WSI), prepared by Ecus Ltd for the Barnwood Trust (hereafter 'the Client'), for a programme of archaeological works on land opposite Manor Gardens Barnwood Road in Gloucester (hereafter 'the Site'). The Site is situated at National Grid Reference 386348, 217823 (Figure 1).

1.1.2 This WSI for a programme of archaeological works details the scope of an archaeological evaluation and geological test-pits. This phase of works form part of a larger programme of works which comprise:

- Archaeological Monitoring of any Geotechnical Investigations (undertaken in December 2021);
- Archaeological Evaluation; and
- Archaeological Mitigation (should it be required following review of results of point 1 and 2).

1.1.3 The archaeological works is being undertaken to provide information on the archaeological potential and interest of the Site in accordance with the National Planning Policy Framework (NPPF 2021). The geotechnical investigation will be undertaken to determine the presence of any archaeological remains. Should archaeological remains be identified, consultation with the City Archaeologist to Gloucester City Council, Andrew Armstrong, will be undertaken to determine an appropriate strategy for their recording.

1.1.4 Archaeological monitoring was proposed for removal of the slab on Site, and the decision was made during consultation with the Client and Ecus that the slab be removed during the evaluation in areas where the evaluation trenches are situated. Should the decision be made to remove the slab prior to archaeological evaluation works, or areas beyond the evaluation trench locations, this WSI does not cover these monitoring works and a separate WSI will need to be produced.

1.2 Site Description

1.2.1 The Site lies within the city of Gloucester on the southern side of Barnwood Road. The Site is bounded by Barnwood Road to the north, North Upton Lane to the east and Newstead and Weir Bridge Roads to the west. Access into the Site is via the main entrance leading from Barnwood Road and the existing Site boundaries are enclosed on its northern and eastern sides by a red brick wall.

1.2.2 The Site is predominately built up with areas of grass and hardstanding the latter of which is used for car parking. Manor Gardens is located within the centre of the Site and there are mature trees

scattered throughout the Site. The Site is divided by Wotton Brook. The 46 homes, currently managed by Elm Housing, consist of self-contained 1980's bungalows. 23 of these homes and ancillary building will be demolished; these comprise the 23 self-contained sheltered units to the east of the estate as well as the garages and former office block. The remaining properties, including five to the south of the brook in Newstead Road, will remain. The Manor House, also known as Manor Day Centre, will be refurbished. The Manor House is a Grade II Listed Building (National Heritage List for England (NHLE): 1271568) located in the northern extent of the Site.

1.2.3 The Site has a gentle gradient rising from 28 m above Ordnance Datum (aOD) in the south to 30 m aOD in the north. The underlying geology of Site is mapped as mudstone of the Charmouth Mudstone Formation with recorded superficial deposits of sand and gravel in the northern section of the Site. No superficial deposits are recorded in the southern section of the Site (British Geological Survey 2022).

1.3 Planning Context

1.3.1 The proposed archaeological works are designed to comply with Condition 4 attached to the approved planning permission for the redevelopment of the Site (Planning Ref: 19/00672/FUL). These include:

No development or groundworks other than demolition to slab shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. No development or demolition shall take place within the site other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- *An archaeological impact assessment;*
- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- *A programme of community and public engagement and outreach; and*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with

paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

1.4 Consultation

- 1.4.1 Consultation was undertaken via email with the City Archaeologist to Gloucester City Council, Andrew Armstrong, on the 20th October 2021 to confirm the scope of the archaeological work required on the Site. All subsequent fieldwork will be undertaken in accordance with both this WSI and the information supplied from the City Archaeologist.

2. Archaeological and Historical Background

2.1 Introduction

2.1.1 As part of the approved planning application, a Heritage Statement was produced by McLaughlin Ross in 2014 which provided a detailed history. The following section provides a summary of the archaeological and historical baseline for the Site and therefore should be read in conjunction with the Heritage Statement (McLaughlin Ross 2014).

2.2 Historic Baseline

Prehistoric

2.2.1 Within the area there are some records dating from the Palaeolithic period. The Gloucestershire Historic Environment Record (GHER) has recorded these as flint implements dating from the Pleistocene period.

Romano-British

2.2.2 A Romano-British cemetery and associated finds has been recorded adjacent to the former Roman Ermin Street, which follows the northern boundary of the Site. This route linked Gloucester and Silchester, via Cirencester and given its proximity to the Site, there is potential for further Roman remains within the vicinity.

Medieval and post-medieval

2.2.3 Barnwood is recorded in the Domesday Book of 1086 as a settlement in the Hundred of Dudstone and the county of Gloucestershire. It had a recorded population of 18.8 households in 1086 (Powell-Smith and Palmer 2021). During the seventeenth century the area was largely rural and Ermin Street had become a turnpike road in 1689 (now known as Barnwood Road).

Modern

2.2.4 The Manor House, ancillary buildings and associated grounds, were constructed in c. 1740 east of Barnwood House (Grade II Listed; NHLE: 1271568). The house and grounds have since been subject to expansion and alteration, after the sale of Barnwood Estate, which it formed a part of. By 1841 the house had been extended with a pair of rear wings and two smaller houses were also located within the Site. By 1853 farm buildings and a larger stables had been constructed to the south and south west of The Manor House.

2.2.5 In the early twentieth century The Manor House became a nursing home for Barnwood House Mental Hospital and it was subject to restoration following a fire in the late twentieth century. In the 1970s it became a day care centre. During the late twentieth century 18 self-contained bungalows were built in the grounds and the majority of the former stables and outbuildings were demolished.

The Site was subject to further change throughout this period with landscaping and subsequent development of housing and associated elements (garages, car parking etc.).

2.2.6 Throughout the nineteenth and twentieth centuries the brick boundary walls on the northern and eastern side of the Site were largely rebuilt.

2.3 Previous Archaeological Investigations

2.3.1 The table below provides a summary of separate previous archaeological investigations within the Site prior to December 2021.

Table 1: Archaeological Investigations within the Site

GHER Reference Code	Location in the Site	Information
11856	North east	Extensive post-medieval gravel workings recorded in a sunken paddock area adjacent to the road junction. Observed during widening of access and frontage to Barnwood Road.
11857	North east	Second century AD pottery in occupation tip lines recovered during widening of access and frontage to Barnwood Road. A late nineteenth century gravel pit was recorded at 49 Cherston Court.
14543	Manor Gardens (south and west of The Manor House)	Recorded Roman pottery dating to the second century AD in the topsoil backfill of a nineteenth century gravel bit. Roman pottery (second century AD) and medieval (twelfth and thirteenth century) was recorded near Wotton Brook. A ditch containing pottery (of similar date) was recorded to the rear of the Manor House.
4820	Centre	Findspot comprising a Roman bronze enamelled bead, a coin (numinous of Constantine I) and a bronze ring.

2.3.2 Geotechnical investigation was undertaken within the Site in December 2021 (Dawson 2021). These works were subject to archaeological monitoring undertaken by Thames Valley Archaeology Services (TVAS) in order to provide further information on the archaeological potential and interest of the Site in accordance with the NPPF. The watching brief was undertaken on the 12 planned boreholes and two of the seven test pits. Although work on the third test pit was started, it was abandoned after disturbance of a water pipe and the four remaining test pits were abandoned.

2.3.3 Test Pit 1 identified 0.3 m of garden soil over 1.7 m of backfill which contained fragments of modern glass and pottery. Test pit 2 consisted of 0.1 m of path gravel over 0.3 m of subsoil. Test Pit 1 and 2 were stopped once the natural geology was reached. Test Pit 3 comprised a layer of 0.08 m of tarmac overlaying subsoil which contained a modern plastic water pipe.

2.3.4 Boreholes 1-8, 11 and 12 all recorded topsoil to a depth of 0.2 m to 0.3 m over subsoil of 0.2 m to 0.3 m in depth, with natural geology recorded below. Within the topsoil and subsoil of Boreholes 1-3 were fragments of modern ceramic building material. Borehole 9 and 10 were located in the car parking area. The stratigraphy comprised 0.1 m of tarmac followed by 0.2 m of levelling material

above subsoil and natural geology.

2.3.5 No finds or features of archaeological interest were encountered.

3. Methodology for Archaeological Trial Trenching

3.1 Standards

3.1.1 The project will conform to the current national guidance as set out in the Chartered Institute for Archaeologists' Standard and Guidance for Archaeological Evaluation (ClfA 2020a); Standard and guidance for the collection, documentation, conservation and research of archaeological materials (ClfA 2020b); and Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2020c).

3.2 Aims and Objectives

General

3.2.1 In line with ClfA (2020a) guidance the general aims of the project are:

- to record any archaeological remains that have the potential to be impacted by the proposed works and ascertain their extent, form, function, and where possible, date;
- to identify and record any structural archaeological remains; and
- to contribute to the understanding of the use and development of the Site.

3.2.2 General objective of the project are:

- to undertake the work in accordance with national, local and sector best practice and guidelines;
- to record any deposits, features or structures of archaeological significance;
- to analyse any remains with reference to the existing documentary evidence for historical development and land use;
- to produce a written account;
- to disseminate the findings of the work in an illustrated report producing as comprehensive a record as possible; and
- to deliver an structured archive.

Aims and Objectives

3.2.3 Specific aims are to:

- to define, identify and record any archaeological deposits, structures or built fabric within the identified areas of interest;

- to determine the extent, condition, character, significance and date of any encountered or exposed archaeological remains;
- to recover artefacts disturbed by the site works;
- to prepare a comprehensive record of and report on archaeological observations during the site work; and
- to identify mitigation strategies to ensure the recording, preservation or management of archaeological remains within the Site.

3.2.4 Specific objectives are to:

- understand the archaeological resource and historical past of Gloucester;
- to determine the presence of Roman inhumations or associated features;
- to determine for the presence of Paleolithic material.

3.2.5 Whilst the specific aims and objectives outlined above will be utilised, they may be subject to change and addition as the work progresses. Any changes would be conveyed to the Client and City Archaeologist.

3.2.6 Where relevant the aims of the archaeological monitoring will contribute to those research aims outlined in Gloucester Heritage Strategy 2019-2029 (Gloucester City Council 2019) and the South West Archaeological Research Framework.

3.3 Proposed Scheme

3.3.1 The WSI has been produced for the following programme of archaeological work at the Site:

- Archaeological evaluation; and
- Localised excavation into the gravels in the form of geoarchaeological test pits.

3.4 General

3.4.1 All work will be undertaken by experienced Ecus staff who are corporate members of the ClfA or who demonstrably work to an equivalent standard for fieldwork.

3.4.2 Ecus will ensure that a specialist for Palaeolithic gravels will be present at the Site for works conducting the geoarchaeological test pits and will provide a report of the findings in conjunction with the Ecus Archaeological Evaluation Report.

3.4.3 Ecus will ensure that contracts are in place, and that availability is confirmed, with external specialists to cover all necessary processing, conservation and specialist analysis through assessment and analysis stages of the project.

3.5 Evaluation Methodology

- 3.5.1 A trenching plan has been devised to maximise the retrieval of archaeological information and to ensure that the significance of the archaeological resource is understood to a level of detail proportionate to its importance (Figure 2). The trenching plan is based on locations provided by the City Archaeologist with the proposed trenches altered to avoid trees, services and other restraints noted within the Site (Figure 3).
- 3.5.2 The trenching plan comprises 12 no. trenches. The trenches will be 2 m in width and the length of the trenches is provided below in Table 2. The centre end point of each trench will be located on the ground/recorded using differential Global Positioning System (dGPS) technology or hand-measured to an accuracy of ± 0.1 m.

Table 2. Proposed Trench Length

Trench no.	Proposed Length (m)
1	22 m
2	15 m
3	15 m
4	10 m
5	30 m
6	20 m
7	22 m
8	10 m
9	20 m
10	16 m
11	15 m
12	15 m

- 3.5.3 Each trench will be scanned with a cable avoidance tool (CAT) prior to excavation and if necessary rescanned a subsequent intervals.
- 3.5.4 The trenches will be excavated using a mechanical excavator fitted with a toothless ditching bucket of suitable width under continuous archaeological monitoring. A breaker may be required in areas in which the concrete slab remains.
- 3.5.5 Soil overburden will be removed in layers of up to 300 mm thickness to the top of the first archaeological horizon or the level of natural geology, whichever is reached first. The depth of each layer will be determined by the supervising archaeologist.
- 3.5.6 Excavated topsoil and subsoil will be temporarily stored in separate piles, alongside the trenches and set back at least 1 m from the edges of excavated trenches.
- 3.5.7 Each layer will be examined sufficiently to determine whether archaeology is or is not present, and thereby also determine whether machining will recommence or cease.
- 3.5.8 The finished stripped surface will be machined to a condition which is suitably 'clean' for

archaeological recording to commence, and hand cleaned if necessary.

- 3.5.9 If necessary both ends of trench will be ramped to allow safe ingress and egress.
- 3.5.10 Plant will not be allowed to track within excavated trenches prior to reinstatement.
- 3.5.11 The results of the evaluation will determine whether, and if so the scope and methodology, of any further archaeologist work is required. Any further work will need to be agreed through consultation with the City Archaeologist.
- 3.5.12 Depending upon the results of the trenches outlined above, it is possible that further trenching will be required and requested as part of the evaluation. This will be agreed and discussed with the City Archaeologist as the fieldwork progresses.

Geoarchaeological Test Pits

- 3.5.13 Localised excavation will be required to investigate the gravels within the Site for Palaeolithic materials.
- 3.5.14 The programme of archaeological works on Site will therefore comprise the excavation of up to 7 test pits. A 2 m wide sondage will be excavated under the guidance of the Palaeolithic specialist to the appropriate depth.
- 3.5.15 Consultation with the Palaeolithic specialist will be undertaken with regard to identifying the location of the test pits prior to any work commencing on Site. This information will then be supplied to the City Archaeologist prior to any fieldwork being undertaken.

3.6 Excavation and Recording Methodology

- 3.6.1 All archaeological deposits are to be recorded using a continuous numbered context system on pro-forma recording system in accordance with industry standards. The written record is to be hierarchically based and centred on the context record. Each context record will fully describe the location, extent, composition and relationship of the subject and will be cross-referenced to all other assigned records.
- 3.6.2 All archaeological features will be sampled sufficiently to characterise and date them. However, the following strategy will be employed as a typical sample level for excavated features:
- 50% (by plan area) of each post hole;
 - 50% (by plan area) of each pit; and
 - 20% (by plan area) of each linear feature (minimum 1 m sample); and

- 100% of ditch terminals.
- 3.6.3 Excavated features will appear on at least one detailed plan at 1:50 or 1:20 scale and/or one section at 1:20 or 1:10 and co-ordinated on to an overall site plan. Drawings will be made in pencil on permanent drafting film.
- 3.6.4 The spot height of all principal features and levels shall be established in metres relative to Ordnance Datum, correct to two decimal places. Plans, sections and elevations will be annotated with spot heights as appropriate.
- 3.6.5 A full photographic record will be maintained, using a digital camera equipped with an image sensor of not less than 10 megapixels. Digital images will be subject to managed quality control and curation processes, which will embed appropriate metadata within the image and ensure long term accessibility of the image set. Output will be in TIFF/JPEG format. Digital records created as part of the project should comply with specific data standards (Historic England 2015).
- 3.6.6 Should features of potentially national importance and possibly of schedulable quality be observed, fieldwork will cease until the remains have been inspected by the Historic Environment Officer on behalf of the LPA and the appropriate Historic England Regional Inspector of Ancient Monuments.

3.7 Finds

- 3.7.1 Finds will be treated and cleaned in accordance with the relevant guidance given the Chartered Institute for Archaeologists' Standard and Guidance for Archaeological Evaluation (2020a), excepting where they are superseded by statements made below.
- 3.7.2 All artefacts from excavated contexts will be retained and recorded by context, except those from features or deposits of obviously modern date. In such circumstances, sufficient artefacts will be retained in order to elucidate the date and/or function of the feature or deposit. Any earlier residual artefacts of potential archaeological/historical value from modern features will be retained.
- 3.7.3 All finds and samples will be exposed, lifted, processed, cleaned, conserved, marked, bagged and boxed in accordance with the requirements of the receiving museum.
- 3.7.4 Any artefacts requiring conservation or specific storage conditions will be dealt with immediately in line with First Aid for Finds (Watkinson and Neal 1998).

3.8 Environmental Sampling

- 3.8.1 The development of an appropriate sampling strategy will depend upon the survival and condition of the deposits identified. If necessary the Historic England Regional Science Advisor will be consulted for site-specific guidance at the earliest possible opportunity. In general terms, it is

anticipated that the following strategies will be followed.

- 3.8.2 Bulk environmental soil samples for plant macro-fossils, small animal and fish bones and other small artefacts will be taken from appropriate well-sealed and dated/datable archaeological deposits. The collection and processing of environmental samples will be undertaken in accordance with Historic England guidelines (Historic England 2011).
- 3.8.3 If industrial activity of any scale is detected, industrial samples and process residues will also be collected. Separate samples (c. 10 l) will be collected for micro-slugs (hammer-scale and spherical droplets).
- 3.8.4 The residues and sieved fractions of the bulk environmental soil samples will be recorded and retained with the project archive. For charred material, bulk samples of 40-60 litres in volume will be taken for processing by flotation. All samples will be floated on a 250-300 mm mesh and the heavy residues washed over a 0.5-1 mm mesh. The heavy residues will be scanned with a magnet to recover micro-slugs. A statement on the environmental potential of excavated deposits will be appended to the final report. Samples identified of further analysis will be fully processed.

3.9 Human Remains

- 3.9.1 In the event of discovery of any human remains, it is proposed that they will be left in situ, covered and protected until the Client and Coroner have been informed. Where groundworks will unavoidably disturb them they will be fully recorded, excavated and removed from the Site subject to compliance with the relevant Ministry of Justice Licence which will be obtained by the archaeological contractor under the Burial Act 1857.
- 3.9.2 Should it be necessary to excavate human remains, all excavation and post-excavation will be in accordance with the standards set out in ClfA Updated Guidelines to the Standards for Recording Human Remains (Mitchell and Brickley 2017). The final placing of human remains following analysis will be subject to the requirements of the Ministry of Justice Licence.

3.10 Treasure

- 3.10.1 All finds identified in the Treasure Act (1996) and the Treasure (Designation) Order (2002) as being treasure will be recorded, removed to a safe place and reported to the local Finds Liaison Officer or Coroner according to the procedures relating to the Act. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.11 Report

3.11.1 Following the completion of the final fieldwork element, a full report setting out the results will be prepared and submitted to the Client for approval.

3.11.2 The report will be prepared in accordance with the guidance given in the Chartered Institute for Archaeologist's Standards and guidance for archaeological evaluation (2020a) except where superseded by statements below.

3.11.3 The report will contain, at a minimum, the following:

- A non-technical summary;
- Introduction;
- Planning background including relevant references;
- Relevant historical and archaeological background;
- Geology and topography of each intervention site;
- Research aims and objectives;
- Methodology of site-based and off-site work;
- Results of archaeological evaluation, including specialist reports where relevant;
- Plans, sections and photographs as appropriate;
- Assessment of the results against the original expectations;
- Statement of potential of the archaeology;
- Conclusions and if required recommendations for an appropriate mitigation strategy;
- Publication and dissemination proposals, if relevant at this stage;
- Archive details, including date of deposition and deposition statement;
- Bibliography;
- Acknowledgements;
- Detailed context index; and
- OASIS form.

3.12 Dissemination

3.12.1 Once approved the report will be issued as a final document, and a hard copy and PDF (of PDF/A standard) will be submitted to the Gloucestershire Historic Environment Record (HER) for file within

their HER within two months of completion.

3.12.2 Details of the Site will be submitted online to the OASIS (Online Access to the Index of Archaeological Investigations) database within two months of completion.

3.12.3 Publication of the results, at least to a summary level (to a relevant journal) and beyond if justified, shall take place in the year following the archaeological fieldwork.

3.13 Archive

Physical archive

3.13.1 The Site archive will be deposited with the appropriate museum within six months of the completion of fieldwork, subject to any additional stages of archaeological mitigation.

3.13.2 Before work begins on Site the archaeological contractor will contact the landowner to endeavour to reach an agreement in principle regarding the deposition of finds.

3.13.3 A digital, paper and artefactual archive will be prepared, consisting of all primary written documents, plans, sections, photographs and electronic data arising from the archaeological works in accordance to industry standards (ClfA, 2020c). This will be offered to the relevant archive for deposition.

3.13.4 All artefacts and associated material will be cleaned, recorded properly stored and deposited in the archive (see above). If any specialist assessment and further analysis is required of artefactual or environmental material, an appropriate specialist will undertake the work. Full details of all appointed specialists will be provided.

3.13.5 At the start of work (immediately before fieldwork commences) an OASIS online record (<http://ads.ahds.ac.uk/project/oasis/>) will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the local Historic Environment Record / Archaeological Data Service. This will include an uploaded .pdf version of the assessment report and any subsequent reports (a paper copy will also be included within the archive).

Digital Archive

3.13.6 If appropriate a digital archive will be deposited with the Archaeology Data Service (ADS) and made publicly accessible. The digital archive must be compiled in accordance with the standards and requirements of the ADS, which may be accessed through the ADS website.

3.14 Community Engagement

3.14.1 The archaeological contractor will be allowed time, if this does not impact upon the programme, to

answer questions from the general public on the archaeology of the area and potential archaeology of the Site.

3.14.2 Detailed enquiries from members of the public regarding the results of the works, or sensitive information, will be directed to the Client.

3.14.3 Given the nature and scale of the works, the Site is not considered to have the capacity to accommodate information boards, site tours and other community involvement.

4. Monitoring

4.1 Summary

- 4.1.1 The City Archaeologist will be responsible for approval of this WSI. A minimum of two weeks should be allowed for approval of the WSI before commencement of works.
- 4.1.2 The City Archaeologist will be responsible for monitoring the programme of archaeological works. A minimum of two weeks' notice of the commencement of fieldwork will be given by the archaeological contractor to the City Archaeologist in order that arrangements for monitoring the fieldwork may be made. The City Archaeologist must be invited to monitor the fieldwork.
- 4.1.3 Access will be permitted to the City Archaeologist to monitor the evaluation and geoarchaeological test pits, as well as the progress of any agreed post-fieldwork analysis and reporting programmes (at the archaeological contractor's premises or that of their specialist subcontractors as appropriate).
- 4.1.4 Site inspections will be arranged so that the general site stratigraphy can be assessed in the initial stage of trial trenching and/or so that the Site can be inspected when fieldwork is near to completion but before any trenches have been backfilled. All trenches will be inspected by the City Archaeologist prior to backfilling.
- 4.1.5 In the event of the discovery of archaeological remains which are of a greater number or extent than anticipated, work will cease and the City Archaeologist and the Client will be notified. An assessment will be made of the importance of the remains and any provision for their recording or preservation *in situ* as appropriate.
- 4.1.6 Any variations to the methodology outlined in this WSI will be put in writing to the City Archaeologist and approval sought in the first instance.
- 4.1.7 Following completion of the fieldwork, the City Archaeologist will be consulted to discuss the scope of the post-excavation assessment.

4.2 Project Team

- 4.2.1 Ecus Ltd will be responsible for undertaking the archaeological works at the Site.
- 4.2.2 The project will be managed by Zoë Richardson, Archaeology Project Manager at Ecus, with Emily Taylor, Senior Heritage Consultant, covering site visits and Client relations.
- 4.2.3 In addition to Zoë, the project team involved will comprise an archaeological site team from the Ecus South East office.
- 4.2.4 Jasmine Tomys, Archives Archaeologist, will be responsible for overseeing the archives (i.e.

Archives Officer).

4.2.5 Details relating to the Palaeolithic specialist who will be involved in this project will be provided to the City Archaeologist prior to any work proceeding. At present, the Palaeolithic specialist is considered likely to comprise Andy J Howard (Landscape Research and Management). Following appointment of the specialist, details will be provided to the City Archaeologist. A CV will be provided if requested.

4.3 Project Timeframe

4.3.1 Information relating to timeframes will need to be provided to the City Archaeologist before any work commences. At present timeframes have yet to be confirmed but are likely to commence January 2023.

4.3.2 The City Archaeologist must be kept updated prior to, during and following work being undertaken on Site with adequate time provided for monitoring. This will include details of when the report will be submitted to the GHER and when the project archive will be deposited.

5. Health & Safety Arrangements

5.1 General

- 5.1.1 Health and Safety considerations will be of paramount importance in conducting all fieldwork. Safe working practices will override archaeological considerations at all times.
- 5.1.2 All work will be carried out in accordance with the Health and Safety at Work etc. Act 1974 and the Management of Health and Safety Regulations 1992, and all other relevant Health and Safety legislation, regulations and codes of practice in force at the time for the fieldwork.
- 5.1.3 A Risk Assessment and Method Statement (RAMS) for the work will be prepared prior to the commencement of fieldwork.
- 5.1.4 All archaeological staff and visitors attending Site will attend an Ecus site induction.
- 5.1.5 Ecus will provide all relevant Risk Assessments, Method Statements and Health and Safety Plans to the Client as required.
- 5.1.6 The Client will be responsible for ensuring site access has been secured prior to the commencement of site works and that the perimeter is secure.
- 5.1.7 Ecus hold appropriate Employer's Liability and Public Liability Insurance.
- 5.1.8 All work equipment must be suitable for the purpose and in sound condition and be inspected, maintained and examined in line with the requirements of the Provision and Use of Work Equipment Regulations and if applicable the Lifting Operation and Lifting Equipment Regulations and any other applicable legislation. Inspection and maintenance records must be provided and those using it must be trained and competent to do so.
- 5.1.9 Health and safety must always take priority over archaeological matters. All archaeologists undertaking fieldwork (e.g. a site visit) must do so under a defined Health and Safety policy. Archaeologists undertaking fieldwork must observe safe working practices; the Health and Safety arrangements must be agreed and understood by all relevant parties before work commences. (ClfA 2020a).

5.2 Anticipated Health and Safety Considerations

Overhead and Buried Services

- 5.2.1 Onsite scanning will be carried out before the evaluation and geoarchaeological test pit work commences to determine the presence and alter the trench plan accordingly. If identified, any changes to the trench plan will be communicated immediately with the Client and City

Archaeologist. If identified, a suitable safety buffer will also be established.

- 5.2.2 If identified all work will be undertaken in accordance with the Health and Safety Executive (HSE) guidance on avoiding danger from underground services (HSG47 third edition) and on avoiding danger from overhead power lines (GS6 fourth edition).

Public Right of Way

- 5.2.3 A Public Right of Way (PRoW) runs adjacent to the southern boundary of the Site.
- 5.2.4 This will be addressed appropriately with fencing to ensure the safety of both those working on Site and the general public utilising the PRoW.
- 5.2.5 A safety buffer of 5 m along the PRoW is proposed and the trench plan has been devised in accordance.
- 5.2.6 All work will be undertaken in accordance with HSE guidance on protecting the public (HSG151 2009).

Contaminated Land

- 5.2.7 Geotechnical investigations undertaken within the Site in December 2021 (Dawson 2021) identified an area of contamination in the north east corner of the Site. A moderate elevation of toxic metal arsenic was noted within a sample of near surface made ground beneath the tarmac. This area has therefore been excluded from the scope of archaeological work.
- 5.2.8 Should any contamination be encountered or suspected elsewhere in the Site, excavation of the relevant trench will be stopped and the archaeological contractor will report to the Client. If appropriate, suitably qualified contractors will attend Site to remove any identified contaminants. Under no circumstances will the on-site archaeological team remove or disturb areas of potential contamination.

6. Copyright

6.1 Paper and Digital Archive

6.1.1 The copyright and ownership of the paper and digital archive from the archaeological work will rest with the originating body (the archaeological organisation undertaking the work). The originating body will deposit the material with the recipient museum or repository on completion of the contracted works, whereupon and to whom they will transfer title and/or licence the use of the records.

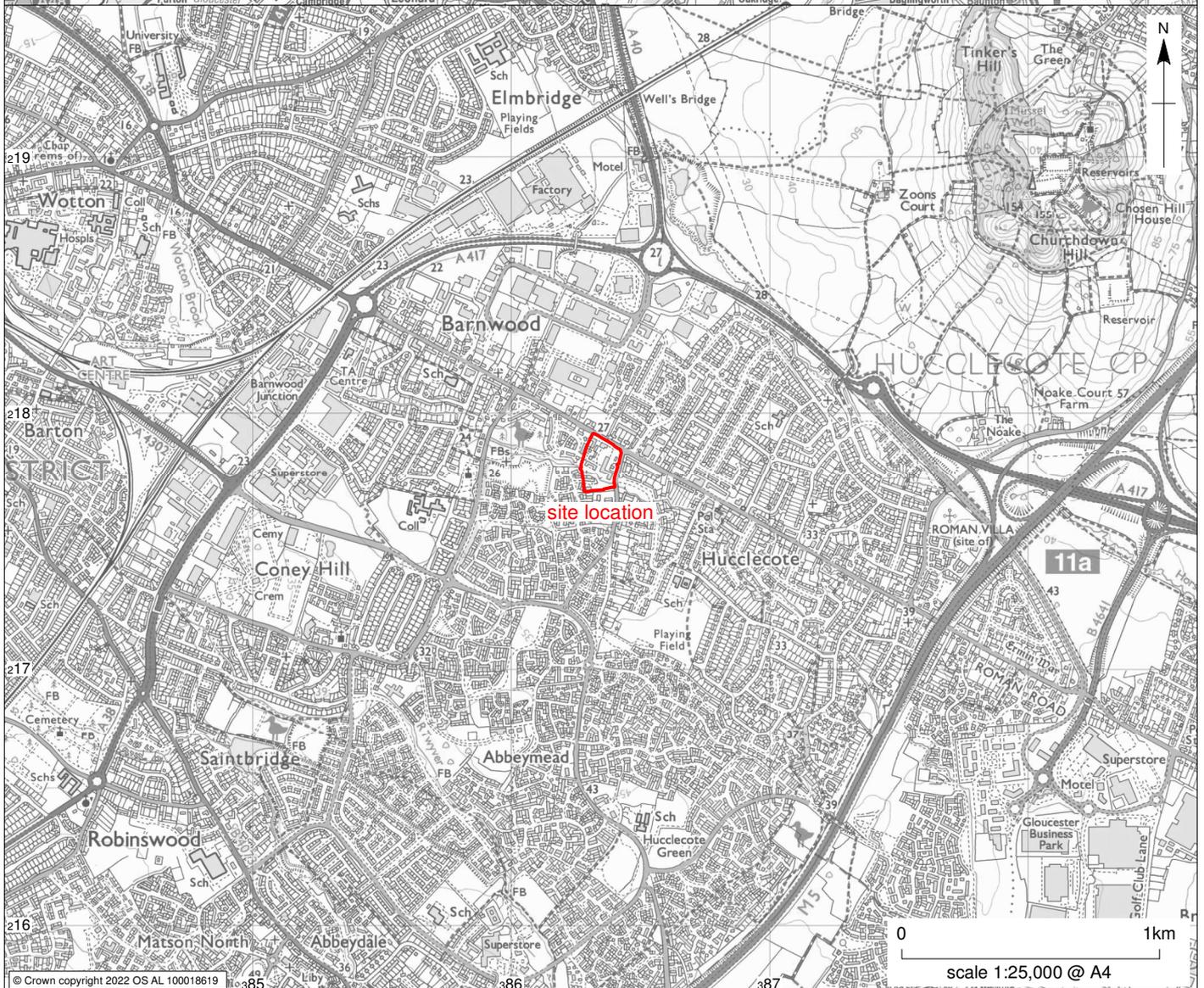
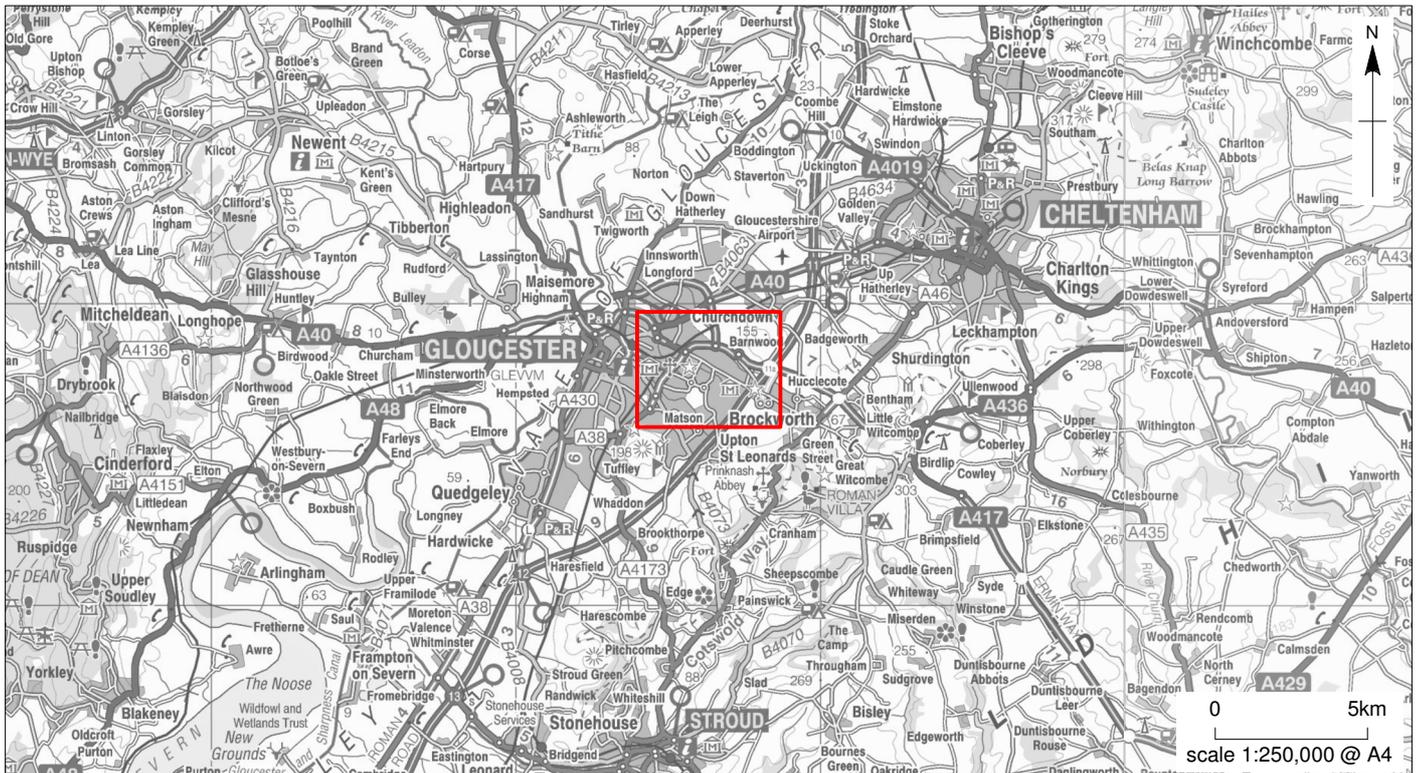
6.2 Report

6.2.1 Full copyright of each report shall be retained by the originating body (the archaeological organisation undertaking the work) under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that the Developer will be licensed: to use each report in all matters directly relating to the scheme; and to make each report available for public dissemination as part of the dissemination measures identified in section 3.

References

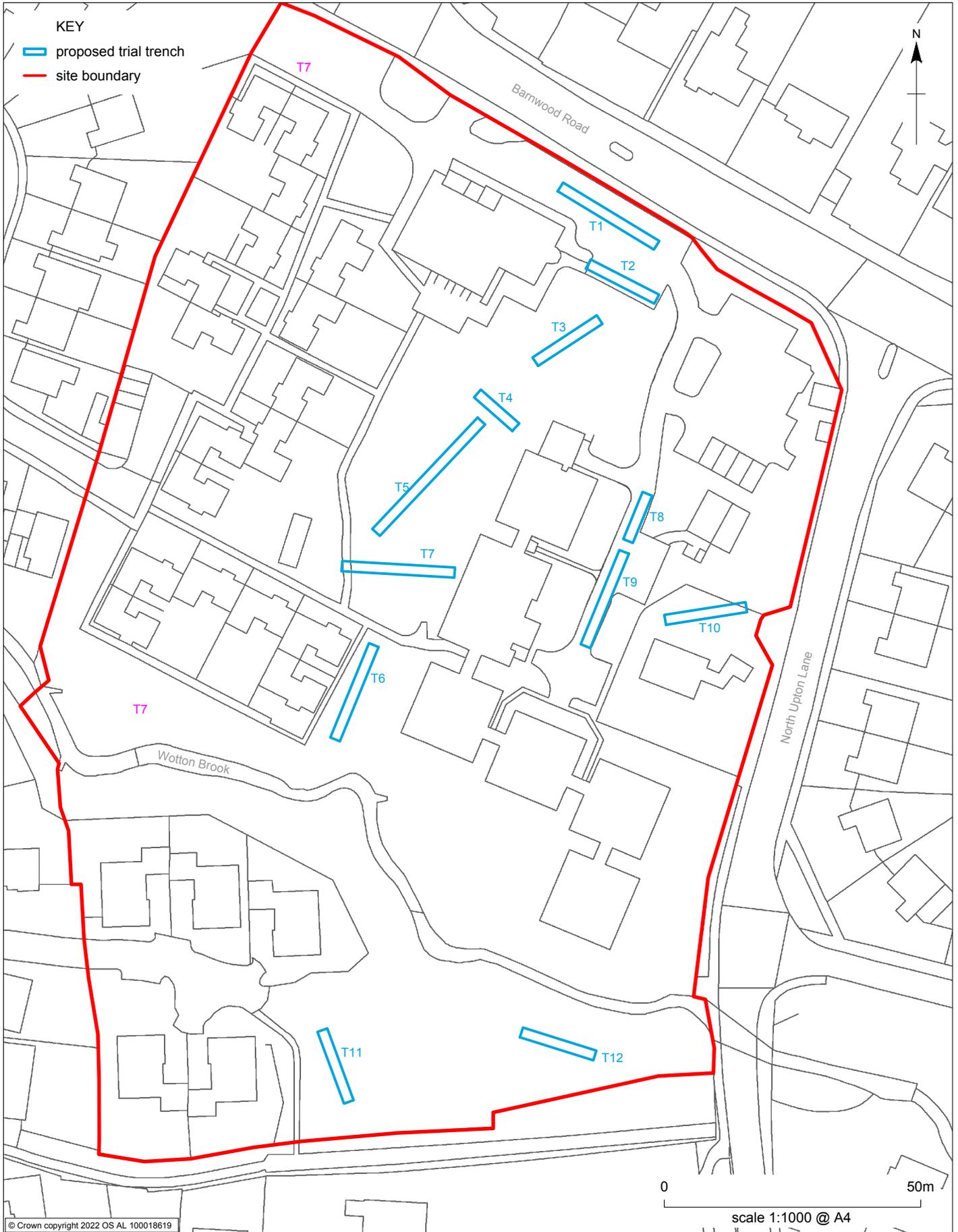
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FIGURES



Manor Gardens: site location

Figure 1



Manor Gardens: proposed trench locations

Figure 2



Manor Gardens: proposed trench locations on service plan

Figure 3

