

SUB25 Manor Gardens, Barnwood

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

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Contents

| | |
|--|-----------|
| 1. Background | 2 |
| 1.1 Location..... | 2 |
| 1.2 Site Visits..... | 2 |
| 1.3 Topography , Geology and Land Use..... | 2 |
| 1.4 Site Constraints..... | 2 |
| 2. Assessment | 3 |
| 2.1 Archaeology, Built Heritage and Settings..... | 3 |
| 2.1.1 Previous Assessments | 3 |
| 2.1.2 Prehistoric, Roman and Saxon | 3 |
| 2.1.3 Medieval..... | 5 |
| 2.1.4 Post-medieval | 5 |
| 2.1.5 Modern or Undated..... | 6 |
| 2.1.6 Settings and Key Views..... | 7 |
| 2.2 History and Map Regression Analysis | 7 |
| 2.3 Potential for Further Assets..... | 9 |
| 3. Significance | 9 |
| 3.1 Intrinsic interest of the sites | 9 |
| 3.2 Relative importance of the sites..... | 9 |
| 3.3 Physical extent of important elements | 10 |
| 4. Impact of Development of Site | 10 |
| 4.1 Assessment Criteria..... | 10 |
| 4.2 Assessment of Harm..... | 10 |
| 4.2.1 Archaeology..... | 11 |
| 4.2.2 Built Heritage | 11 |
| 4.2.3 Settings..... | 11 |
| 4.3 Improvements and Enhancements..... | 12 |
| 5. Planning Requirements | 12 |
| 6. Minimising Harm | 12 |
| 7. Recommendations | 13 |
| 8. Conclusion | 13 |
| 9. Bibliography | 14 |
| 10. Appendix 1: Table of designated and undesignated assets | 16 |
| 11. Plates | 20 |
| 12. Figures | 22 |

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

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SUB25 Manor Gardens, Barnwood

1. Background

1.1 Location

This site historic environment assessment consists of SUB25 Manor Gardens, Barnwood located within the parish of Hucclecote, in the Ward of Barnwood within the wider boundary of Gloucester City (Fig 1). It consists of a number of low level buildings to the south of Barnwood Road and the Manor Day Centre and east of North Upton Lane. The Wotton Brook crosses through the site, running east to west. To the south the site is bounded by a footpath that runs between North Upton Lane and Newstead Road and to the west it is bounded by the houses on Cherston Court.

1.2 Site Visits

Site visits were undertaken in January 2016. At this time photographs were taken and have been reproduced in this document as Plates 1-4. Archaeological information, historic maps and plans have also been reproduced as Figs 2-5.

1.3 Topography, Geology and Land Use

The site encompasses an area of 1.95 hectares (Fig 1), is centred on NGR SO 8633 1305 and is located on a slope running from North Upton Lane and Barnwood down to the Wotton Brook and from the south boundary down to the Wotton Brook. It lies at a height of between 28.15m and 30.00m 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. To the immediate north of the site the bedrock is overlain by superficial deposits of 'Cheltenham Sand And Gravel' formed up to 3 million years ago in an environment dominated by subaerial slopes (ibid). The soils overlying the area are a 'Clayey Loam to Silty Loam' (UKSO 2015).

The SUB25 site consists of a number of bungalows used for sheltered housing.

1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the site. The closest listed building is the Manor Day Centre to the immediate north of the site (NHLE1271568). It is not part of a registered park or garden or a battlefield. The site is not within a conservation area although part of the Wotton Brook Landscape Conservation Area (GCC 2013, 41; BDA 1997) runs through the site.

The SUB25 site contains no undecided planning applications and has been subject to only two approved applications, both in relation to the same request. 09/00819/ADV and 09/00736/LBC were for the replacement of signage at the entrance into the site from Barnwood Road. Both were approved and the new signage was erected.

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 area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

Two previous assessments have taken place in the area, one of which included part of the SUB25 site. A desk-based assessment and walkover survey (GUAD2136) of a large area covering the southern part of Barnwood Ward and much of Abbeydale and Hucclecote Wards was undertaken in the 1980s. On Barnett Way north of the SUB25 site, a desk-based assessment was produced (GUAD1703) which showed that prehistoric and Roman archaeology existed in the area. Further to the north west, fieldwalking (GUAD56) was undertaken over an area of cropmarks although no evidence was found which date the cropmarks.

2.1.2 Prehistoric, Roman and Saxon

Prehistoric

A large number of prehistoric and Roman archaeological sites have been recorded in the area of the SUB25 site (Fig 3). Whilst the majority of the sites have produced material that can be firmly dated to a particular prehistoric period, a small number of sites have produced evidence that can only be shown to be prehistoric in date. At Lillesfield gravel pit, south of the site, a hand-axe (GUAD1132) was recovered as a stray find. Prehistoric flint and bone objects (GUAD2044) were also recovered in the same place. At Barnwood Road prehistoric lithics were recovered during an excavation (GUAD51).

Palaeolithic and Mesolithic archaeology is always scarce and often consists of stray finds of stone tools. In the area of the SUB25 site this is also the case. On Barnwood Road, Palaeolithic and Mesolithic flint tools were recovered from a gravel pit (GUAD2045). At Lillesfield gravel pit Mesolithic flint objects were also recovered (GUAD2044). The large area of the Abbeydale assessment (GUAD2136) also revealed small quantities of prehistoric and Mesolithic flints.

Neolithic evidence has also been recovered in the area of the SUB25 site. At Lillesfield gravel pit, Neolithic flint implements, mostly arrowheads, were uncovered during an excavation (GUAD1131). At Barnwood Road a Beaker burial (GUAD51), along with other pottery and flints, was uncovered also during an excavation. A further Beaker burial of a male was also found at Barnwood Road (GUAD49). At Barnwood Grange (GUAD1238) a scatter of Neolithic flints was uncovered.

Excavations at Upton Lane (GUAD1130) uncovered a possible Bronze Age factory site with flint implements and faunal remains being found. At Lillesfield gravel pit, excavation (GUAD1129) also revealed an Iron Age occupation site with large pits and a well-head. A stray find at Barnwood Road (GUAD15) of a cone-shaped carved piece of limestone was also Iron Age. The stone was decorated

with triskele (tribal spirals) designs of a possibly phallic meaning. An Iron Age burial (GUAD50) was also uncovered at Barnwood Road. The burial was of a 16-17 year old female who was buried with a complete urn in La Tene style of the 2nd century BC.

Roman

The majority of the recorded archaeological evidence in the area of the SUB25 site is of Roman date, as can be seen on Figure 3. This includes the ditch (GUAD1219) that was uncovered during a watching brief within the SUB25 site. The ditch, at right angles to the Barnwood Road, contained part of a 2nd century tankard and further Romano-British pottery was scattered in the soils. To the east of the SUB25 site, a watching brief on the corner of Barnwood Road and Upton Lane (GUAD1262) revealed evidence of Romano-British gravel workings. On the opposite corner of Upton Lane a watching brief (GUAD1253) uncovered a large undefined pit of 2nd century date. To the north east, an excavation revealed a Romano-British cemetery (GUAD52) including 100 inhumations and 50 cremations (Darvill 1987, 164-5) mostly dating to the 1st and 2nd centuries. To the west of this a large watching brief (GUAD1738) revealed further evidence of the cemetery with two further inhumations, partly disturbed. At 203 Barnwood Road (GUAD1248) two adult skeletons and two boundary ditches were recorded during a watching brief and are also believed to be part of the cemetery. Burials were also recovered at 17 Hucclecote Road (GUAD48). These cremations and inhumations also included sherds of 1st century Samian pottery. Also at this address further cremations were uncovered (GUAD1120), one of which was in an urn, along with the bones of sheep or goats. These are also believed to be the continuation of the cemetery to the east. A further burial was found to the west of the SUB25 site at 177 Barnwood Road (GUAD10). The burial was aligned E-W and included an iron bangle and a sestertius of Domitian (1st century).

Romano-British evidence in the area of the SUB25 site did not only include burials. To the west of the SUB25 site at Barnwood House a decorated hollow bronze bead (GUAD3) was found as a stray find in the gardens. Also found here were two coins (GUAD13) of the mid 1st century – a dupondius and an as of Nero. Further stray coins were found at 180 Barnwood Road (GUAD11), an as of Nerva (1st century), and 203 Barnwood Road (GUAD12), two coins of Constantine I (3rd-4th century). A watching brief at 203 Barnwood Road (GUAD1243) revealed a Romano-British building of 1st century date along with a 2nd century burial. On Barnwood Road an excavation (GUAD55) revealed a trench with holes at the ends containing Romano-British pottery, a bronze spilla brooch, an olla pot and a coin. At Barnwood Grange an evaluation and watching brief (GUAD1238) revealed a boundary ditch and pits of Roman date containing tegula and stone tile with 4th century coins found in the area by metal detecting. On Barnett Way a watching brief (GUAD1246 and GUAD1247) revealed a random scatter of Roman coins dating from the 1st to 4th centuries.

To the west of the SUB25 site, a watching brief (GUAD1260) on Welveland Lane revealed a small pit containing Black-Burnished Ware I pottery. At 5a Brookfield Road gravel workings of probable Roman date were uncovered during a watching brief (GUAD1376) and at Barnwood House an evaluation (GUAD1459) recovered three sherds of Roman pottery within a gravel horizon. A stray find (GUAD1856) of a single sherd of mid 1st century Samian pottery was found at 207 Barnwood Road. During the Abbeydale assessment (GUAD2136) small quantities of Roman pottery were uncovered.

2.1.3 Medieval

Archaeology

The area around the SUB25 site contains little medieval archaeology and the Barnwood area as a whole contains a concentration of prehistoric and Roman archaeology. There has however been a small amount of medieval archaeology found within the vicinity of the site.

At Barnwood House a stray find (GUAD2) of a 13th century iron prick spur fragment was recovered. Another stray find was recovered east of Upton Lane (GUAD1128), a Danish toy axe of Viking date. At Barnett Way a watching brief (GUAD1197) revealed no features although there were many items recovered from the plough soil including 12th to 13th century pot sherds and 15th century bronze horse trapping. Medieval coins were also recovered during another watching brief at Barnett Way (GUAD1247). During construction of a fence at Barnwood Park (GUAD2142) late medieval pottery was uncovered.

Built Heritage

In the area around the SUB25 site only one building appears to be of medieval date. 181 and 183 Barnwood Road are grade II listed and although they are now two houses they were originally a farmhouse. The timber frame and brick structure is mid to late 16th century in date and was divided into two cottages in the early 19th century (NHLE1271567).

2.1.4 Post-medieval

Archaeology

Like medieval evidence, there has been little post-medieval archaeology uncovered in the area of the SUB25 site. At Barnett Way (GUAD1197) a belt buckle and 19th century pot sherds were recovered during a watching brief. At Welveland Lane stray finds of part of an 18th-19th column (GUAD1195) and a rotary quernstone (GUAD1196) were recovered. Also Welveland Lane a post-medieval roadside ditch was uncovered during a watching brief (GUAD1260) that also uncovered a large number of late post-medieval gravel pits. Post-medieval gravel workings were also revealed in a watching brief (GUAD1262) at the junction of Barnwood Road and Upton Lane and at 57a Upton Close (GUAD1326). Evidence of 19th century quarrying was uncovered during an evaluation (GUAD1624) at Barnwood Road. Also at Barnwood Road a watching brief (GUAD1738) revealed a pit containing post-medieval archaeology. On Ellesmere Close post-medieval plough and garden soils were recorded in a watching brief (GUAD1308). A watching brief at 29 Hucclecote Road (GUAD1325) uncovered the raised platform formed by the demolition of a 17-18th century stone built thatched cottage in the mid 20th century.

Built Heritage

There are a small number of surviving post-medieval structures in the area of the SUB25 site. The closest of these is Manor Day Centre to the immediate north of the site. This building is grade II listed and was formerly the Manor House. It was built around 1740 of brick with stone and moulded brick details and has substantial additions of the 19th century (NHLE1271567). Pevsner describes the house as *'pleasant façade c1740. Five bays and two storeys, pale brick with red trim and stone dressings and quoins; central projecting bay with pedimented doorway. Large dull 19th century additions'* (Verey and Brooks 2002, p168).

There are also a small number of surviving 19th century buildings, including 201 Barnwood Road. This structure is shown on the 1884 Ordnance Survey map as West View and on later maps as North Cottage or North Lodge. The building is constructed of three different brick types and is therefore of three different dates. It is likely that the western part of the building is shown on the 1828 map.

This part has different brickwork coursed in Flemish Bond with rectangular window openings and rusticated stucco window lintels, all details which date the building to the late 18th or early 19th centuries. The central part has a full height gable window with limestone quoins and window surrounds and is of the latest date, most likely the late 19th century. The eastern part is modest with segmental arched window openings and probably dates to the mid 19th century.

2.1.5 Modern or Undated

Archaeology

With the exception of finds found in plough and garden soils, modern archaeology is not common in the area of the SUB25 site. Second World War anti-aircraft shrapnel was recovered during a watching brief at Barnett Way (GUADI197). Also at Barnett Way a large modern concrete foundation with construction layers and natural geology (GUADI473) was recorded during another watching brief and at 2a Insley Gardens modern back-fill of gravel pits was recorded (GUADI543).

Two evaluations recorded no archaeological features at Jordan's Brook House (GUAD41997) and Barnett Way (GUADI998). A large number of watching briefs in the vicinity of the SUB25 site also recorded no archaeological features, only soils and natural geology (GUADI242, GUADI254, GUADI256, GUADI257, GUADI281, GUADI297, GUADI317, GUADI359, GUADI369, GUADI389, GUADI410, GUADI489, GUADI551, GUADI563, GUADI766, GUADI772, GUADI797, GUAD2089).

Built Heritage

In the 1980s, the Manor House was developed for use as a day centre and the grounds of the house, previously the gardens, were utilised for the construction of bungalows. These structures are within the SUB25 site and were constructed in 1984. They were designed by Eric Cole and Partners for use as sheltered accommodation (Verey and Brooks 2002, p168).

Development around the area of the SUB25 site continued slowly in the early 20th century with houses being constructed along the sides of Barnwood Road intermittently. The major area of housing to the east began being constructed in the 1920s and was expanded in the 1930s to 1970s. The small area of housing to the immediate west of the SUB25 site was constructed in the 1960s, following demolition of the Barnwood House Mental Hospital.

Most of buildings along Barnwood Road have since been replaced by later structures including even those of the early 20th century. The most obvious of the new structures were built to the north of Barnwood Road at Barnett Way. This is a large area of office development which was begun in the early 1970s by the construction of the British Energy (CEGB) building. This building was designed by Yorke, Rosenberg and Mardall and is described by Pevsner as '*a very large Miesian rectangle ... steel framed with heavy roof, with recessed curtain walling mostly of tan-coloured vitreous-enamelled steel panels*' (Verey and Brooks 2002, p168). Barclays Bank Accounting Centre was constructed in 1976-7 and was designed by Dennis Shuldham. It is described as '*severe ribbed concrete, decidedly top-heavy; sleek high-tech additions of 1987*' (Verey and Brooks 2002, p169). The Cheltenham and Gloucester Office, designed by Dyer Associates, was constructed in 1987-9. It is described in Pevsner as '*three storeys plus a recessed fourth floor, clad in rather depressing two-tone granite aggregate panels. Service towers enlivened by projections like peaked caps; nice formal pool by the entrance*' (Verey and Brooks 2002, p169).

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.

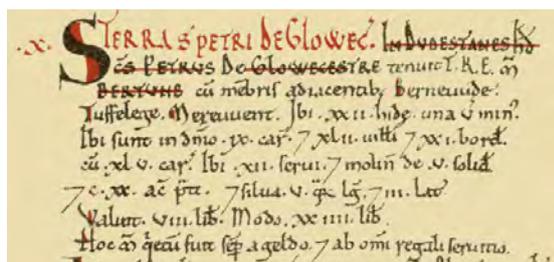
The SUB25 site is visible from the north on Barnwood Road and from the east on North Upton Lane. The site is partly screened by walls and planting in the east and partly screened by the listed Manor House in the north. Manor House actually provides a key view into the site from the north. The area to the south, along the Wotton Brook, is completely screened by planting and by a fence.

The area of the SUB25 site was originally the gardens of Manor House which also crossed the Wotton Brook. The only area still surviving intact from these gardens is that on the south side of Wotton Brook, part the Wotton Brook LCA. The rest of the gardens have been built upon by modern sheltered housing with surrounding landscaping. The original setting of Manor House, and therefore its gardens, has been seriously compromised.

2.2 History and Map Regression Analysis

The SUB25 site lies within the area of Gloucester City known as Barnwood. The earliest evidence for people within the area of Barnwood can be dated back well into the prehistoric period. Darvill describes Barnwood as 'the most prolific site yielding Acheulian implements' (Darvill 1987, p20) in the Severn Valley. This lower Palaeolithic use of the area continued into the upper Palaeolithic of around 40,000 years ago with further objects being found in the gravels at Barnwood (ibid, p23). Late Neolithic flint tools and Mortlake ware pottery have also been found at Barnwood (ibid, p69), thereby continuing the use of the area to 2500-2000 BC. From the same period, a Beaker settlement, including pottery, flint scrapers and a knife, was found in the Barnwood area (ibid, p82) showing that the late Neolithic peoples were not only passing through the area. Close to the settlement was also a Beaker burial (ibid, p86). An early Iron Age burial of a young woman (GUAD50) was also found (ibid, p151). Along with ephemeral traces of late Iron Age occupation (ibid, p162), two distinct clusters of late Iron Age cremations have been found at Barnwood (ibid, p170).

Following the prehistoric usage and occupation of the area, the area was heavily used by the Romans as shown by the large number of sites with the vicinity of the SUB25 site (Fig 3). The most significant of these sites is the large cemetery (GUAD52) close to the Barnwood Road that contained 100 inhumations and 50 cremations. It is even marked on the 1924 Ordnance Survey. With further inhumations and cremations (GUAD48, GUAD1120 and GUAD1248) found to the west and east of the initial excavation it is likely that the cemetery extended much further than originally thought. The burials all date to the 1st to 2nd centuries. McWhirr notes that 'this cemetery must have served a settlement close by and is unlikely to be associated with Gloucester 2.5km away' (McWhirr 1986, p165). A building of 1st century date (GUAD1243) was excavated along with a large pit and a 2nd century ditch was uncovered within the SUB25 site (GUAD1219). Therefore further settlement remains are likely to exist close to this area.



The settlement of Barnwood was included as part of the Abbots Barton in the Domesday survey (Moore 1982, 10, 1). The entry states that 'St Peter's of Gloucester held the manor of (Abbots) Barton with the attached members, Barnwood, Tuffley and Morwents (End) before 1066' (ibid). Inclusion within the

Domesday survey shows that there was a settlement at Barnwood in Saxon times. No evidence of this has been found however. It is likely that, because Barnwood was included as part of the farming manor of Abbots Barton, the settlement consisted mainly of scattered farm tenants.

Barnwood was called *Berneuude* in the Domesday survey in 1086 and in 1235 it was known as *Bernwude* (Baddeley 1913, p15). The 'Nominum Villarum' of the early 14th century records it as *Berenwode* (ibid). There is some uncertainty as to the meaning of the name with two possible interpretations existing. The second part of the name *wudu* means 'a wood' in Old English. The first part of the name, also Old English, may have derived from *Beorna*, a personal name, or *beorn* meaning warrior. Thus Barnwood means either 'Beorna's wood' or 'warriors wood' (Ekwall 1960, p43).

The land of Barnwood was apparently given to St Peter's Abbey by William the Conqueror (Rudder 1779, p261) and was owned by St Peter's until the dissolution when it was given by Henry VIII to the Dean and Chapter of Gloucester Cathedral. Barnwood church was constructed by the 12th century, with a manor close by it, to the south of Barnwood Road, the Roman Ermin Street. Barnwood developed as a roadside settlement strung out along Ermin Street until by the late 18th century it had around 35 houses on the road, many set in small orchards and several with farm buildings (Herbert 1988, p411). Many of these buildings had been replaced by the later development of the village. One of the older surviving buildings is the c1740 brick Manor House (162 Barnwood Road) adjoining the SUB25 site. By the later 19th century, the settlement was dominated by the Barnwood House Mental Hospital which lay between the Manor House and Church Lane.

Historic maps (Figs 4 and 5) of the area of the SUB25 site show details of the development of the area. The earliest of these however show no detail with only Barnwood church showing the position of the settlement. The first map to show any detail is the 1811 map by Dawson (Fig 4), the forerunner of the Ordnance Survey. This map shows the SUB25 site with the Manor House to the immediate north and a drive way off the Barnwood Road. Within the site itself there appears to be an outbuilding to the Manor House, perhaps a stable block. The same arrangement can be seen on the 1828 Ordnance Survey (Fig 4). The area of the SUB25 site appears to have been gardens for Manor House. This map clearly shows the settlement of Barnwood strung along the Barnwood Road with few buildings to the north or south of the road.

The first map to properly show the site in detail is the 1884 first edition Ordnance Survey (Fig 5). From this map you can see the Wotton Brook that passes through the site and possible orchard on the south side of the brook. Again the area of the SUB25 site appears to be gardens or orchards associated with Manor House. Also within the boundary of the SUB25 site can be see four or five small structures all associated with the Manor House. The extremely large Barnwood House Hospital to the west of the site is very visible on this map, including its chapel on the south side of the Wotton Brook. The beginning of development of the Barnwood area can be seen from the 1903 Ordnance Survey (Fig 5) with houses constructed to the south east of the SUB25 site although there little change within the site itself with only two small structures being added in the north. Further development of housing in the east can be seen on the 1924 Ordnance Survey (Fig 5) along with some large glass houses to the north east and Concrete Construction Works to the north of the SUB25 site.

The 1936 Ordnance Survey (Fig 5) shows no change to the area within the SUB25 site but does show the expansion of both the glasshouses and Concrete Construction Works along with houses constructed in the west. The 1942 Land Utilisation Survey (Fig 5) shows the area of the site predominantly marked with green lines which signify 'meadowland or permanent grass'. The area of

the Manor House and its garden is coloured purple and which stands for 'houses with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'. The Mental Hospital is still in existence to the west of the site along with the concrete works to the north. The 1970 Ordnance Survey (Fig 5), despite not covering the same area as the previous maps, shows that the area of Barnwood has been significantly developed by this time. The Barnwood House Hospital to the west of the SUB25 site has been demolished and replaced with modern houses including a housing estate of Cherston Court to the immediate west of the site. More housing has been constructed to the east and to the north of the concrete works, now marked as a Builder's Yard. The most visible change is the large rectangular structure to the north west of the SUB25 site. This is the British Energy Administrative Centre (CEGB) and was the first of the new buildings on Barnett Way. Within the SUB25 site a building is shown in the north east corner of the site. This building, called Wheatstone, is first shown on the 1955 Ordnance Survey of the area. The construction of this building marks the first incursion of structures into the garden of the Manor House. Mapping prior to this shows that the garden of the Manor House remains intact as an area containing trees on both sides of the Wotton Brook. Following the construction of Wheatstone, further buildings were constructed on the gardens in the 1980s and around 2000 the southern western part of the site was built upon. This has left only a small area of intact garden space on the south side of the Wotton Brook.

2.3 Potential for Further Assets

The area around the SUB25 site has a large density of archaeological evidence with the majority dating to the prehistoric and Roman periods. There has been fairly consistent usage of the area from the Palaeolithic onwards and settlement in the area in the Neolithic and Iron Ages prior to Ermin Street and the Roman occupation. Given this continued use of the area it is possible that the Roman road of Ermin Street was following an already established prehistoric routeway to the River Severn and its naturally fordable crossing place.

There has already been a Roman ditch (GUAD1219) uncovered within the SUB25 site. Along with the major Roman cemetery (GUAD52) and the Roman building and pit (GUAD1243) recorded to the north, this suggests a strong likelihood of not only there being a significant Roman settlement in the area but for it to be within or continuing into the SUB25 site.

Whilst there have been no archaeological features of medieval date recorded, the spread of medieval finds suggests that there was activity of this date within the area of the SUB25 site. Given the continued use of the Roman road, it is likely that the road was used in the medieval period, this has been proven closer to Gloucester with medieval surfaces existing close to the Wotton Brook bridge. It is possible that medieval settlement of kind could exist in the area or within the site, such as a farmstead.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB25 site is of interest because of its association with the adjoining mid 18th century Manor House. It also holds interest due to the Roman archaeological features that exist on the site and the potential for significant archaeology to also exist within the site.

3.2 Relative importance of the site

The site has little national importance as there are no designated heritage assets within it. It does however sit immediately adjacent to the listed Manor House. The site also lies to the immediate

south of an extensive Roman cemetery and within an area of prehistoric activity. When considered within this landscape, the local importance of the whole area becomes perceptible.

3.3 Physical extent of important elements

The physical extent of the important elements of the SUB25 site can be viewed in different ways. To begin with, Roman and medieval archaeology have already been discovered in the northern part of the site and therefore this holds importance. The whole of the site, however, has the potential to contain further archaeology of possibly prehistoric and most likely of Roman date.

4. Impact of Development of Site

4.1 Assessment Criteria

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

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

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

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

4.2 Assessment of Harm

4.2.1 Archaeology

Should construction of housing within the site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. Within the north of the site this would damage known Romano-British archaeology. This would cause **Major Harm** to the heritage assets.

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 only structures within the SUB25 site are the 1980s sheltered housing bungalows and the 1950s Wheatstone. Development of the site would cause the demolition of these buildings. Given that there are no upstanding heritage assets within the site, this would have a **Neutral** impact on heritage assets.

4.2.3 Settings

Any development within the SUB25 site would have a detrimental impact upon the setting of the listed Manor House. Construction of new buildings in the area surrounding the house would cause **Moderate Harm** to the setting of the heritage asset. It would also cause **Moderate Harm** to views into and out of the SUB25 site.

It is assumed that development would involve the removal of some or all of the screening trees and bushes placed around the southern boundary of the site, this would cause **Minor Harm** to the setting of the site.

The setting of the Wotton Brook Landscape Conservation Area (LCA), which bounds the site on the south and west, would also be comprised by development of the site. It would cause **Minor Harm** to the setting of the LCA. Should the development require removal of the screening trees and shrubs, this would cause **Major Harm** to the LCA.

4.3 Improvements and Enhancements

Removal of the modern sheltered housing bungalows would be an **enhancement** to the historic listed building of Manor House.

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

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.

An assessment of the setting of Manor House (Manor Day Centre) 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 and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

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

6. Minimising Harm

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

- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the 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).
- Setting of Manor House and Wotton Brook LCA to be appraised. The appraisal for Manor House should be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.

- The design of any development should take into account the setting of the adjoining Manor House and the Landscape Character Area and should reflect the nature and character of both assets.
- Any development should preserve, and where possible, enhance the character and setting of Manor 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 6.

The January 2015 SALA report (GCC 2015a) includes the SUB25 site and describes it as ‘Development within curtilage of listed building and would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain. Area of high archaeological potential’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

The area to the south of the Wotton Brook, within the Landscape Character Area, should be left untouched by development. Not only is this area part of the LCA but it is also part of the historic gardens attached to Manor House. This area is marked as **red** on Figure 5.

The area of the SUB25 has been shown to have high potential to contain archaeological deposits of prehistoric and Roman date. The complete area of the site would therefore need to a staged sequence of mitigation, as detailed below. This would be required in order to identify and record the archaeological remains and historic built structures within this area of the site. Should the existing structures be demolished, their footprints would also be subject to the same staged sequence of mitigation. This area has been marked as **orange** on Figure 5.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB25 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 SUB25 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 1.95 hectares of the site, a total area of 0.33 hectares would be unavailable leaving an area of **1.62 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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10. Appendix I: Table of designated and undesignated assets

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

| HER or NHLE number | Name | Period | Type | Details |
|--------------------|------------------------------------|---------------|---------------|--|
| 1 | British Energy (CEGB), Barnett Way | Post-medieval | Survey | Fieldwalking after top soil strip revealed liberal scatter of 19 th C pottery |
| 2 | Barnwood House | Medieval | Spur | Stray find of 13 th C iron prick spur fragment recovered |
| 3 | Barnwood House | Roman | Bead | Hollow bronze bead with decoration found |
| 10 | 177 Barnwood Road | Roman | Burial | E-W aligned burial with iron bangle and Domitian Sestertius |
| 11 | 180 Barnwood Road | Roman | Coin | Stray find of As of Nerva |
| 12 | 203 Barnwood Road | Roman | Coin | Stray find of two Ae3 coins of Constantine I |
| 13 | Barnwood House | Roman | Coin | Dupondius and As of Nero |
| 15 | Barnwood Road | Iron Age | Worked stone | Stray find of cone-shaped carved limestone with triskele designs, possibly phallic in meaning |
| 48 | 17 Hucclecote Road | Roman | Burial ground | Cremations and inhumations with Samian sherds of 1 st C |
| 49 | Barnwood Road | Prehistoric | Burial | Neolithic Beaker burial of male |
| 50 | Barnwood Road | Iron Age | Burial | Complete skeleton of 16-17 year old female with La Tene II style urn of 2 nd C BC |
| 51 | Barnwood Road | Prehistoric | Excavation | Prehistoric lithics; Neolithic Beaker burial with pottery and flints; slag; burnt soil; deep U-shaped trench; inscribed tile |
| 52 | Barnwood Road | Roman | Excavation | Romano-British cemetery of inhumations and cremations with pottery ranging from mid 1 st C to AD200 |
| 55 | Barnwood Road, behind No 199 | Roman | Excavation | Trench with holes at ends containing Romano-British pottery, a bronze spilla (brooch), a skull, an olla (squat pot) and a coin |
| 56 | North of Barnwood Road | - | Survey | Fieldwalking over area of cropmarks, no evidence found |
| 1120 | 17 Hucclecote Road | Roman | Burial | Cremation in urn, possible 2 nd cremation, also bones of sheep or goat |
| 1128 | East of Upton Lane | Viking | Axe | Stray find of toy axe, Danish |
| 1129 | Lillesfield gravel pit | Iron Age | Excavation | Occupation site with large pits and well-head |
| 1130 | Upton Lane | Prehistoric | Excavation | Bronze Age flint implements and faunal remains, possible factory site |
| 1131 | Lillesfield gravel pit | Prehistoric | Excavation | Neolithic flint implements, mostly arrow heads |
| 1132 | Lillesfield gravel pit | Prehistoric | Axe | Stray find of hand axe |
| 1195 | Welveland Lane | Post-medieval | Column | Stray find of part of an 18-19 th C fluted column |
| 1196 | Welveland Lane | Post- | Quern | Stray find of rotary quernstone |

| | | | | |
|-------------|--|---------------------------|------------------------------|---|
| | | medieval | | |
| I197 | Barnett Way (Barclays Accounting) | Medieval Post-medieval | Watching Brief | No features but many items in plough soil – 12/13 th C pot sherds; 15 th C bronze horse trapping; belt buckle; 19 th C pot sherds; WWII anti-aircraft shrapnel |
| I219 | Manor Gardens | Roman Medieval | Watching Brief | 2nd C ditch at right angles to Barnwood Road, Roman and medieval pottery |
| I238 | Barnwood Grange | Prehistoric Roman | Evaluation Watching Brief | Neolithic flint scatter; Roman boundary ditch and pits |
| I242 | Barnett Way (Barclays Accounting) | - | Watching Brief | No features recorded |
| I243 | 203 Barnwood Road | Roman | Watching Brief | Building of 1 st C date with large pit and 2 nd C burial uncovered |
| I246 | Barnett Way (Barclays Accounting) | Multi-period | Watching Brief | Random scatter of multi-period pottery and coins in plough soil |
| I247 | Barnett Way (Cheltenham & Gloucester Building Society) | Roman Medieval | Watching Brief | No features recorded. Random scatter of 1 st -4 th C coins and medieval coins |
| I248 | 203 Barnwood Road | Roman | Watching Brief | 2 adult burials and 2 boundary ditches uncovered |
| I253 | Upton Lane | Roman | Watching Brief | Large undefined pit of 2 nd C date |
| I254 | Barnett Way | - | Watching Brief | No features recorded |
| I256 | Ley Court | - | Watching Brief | No features recorded |
| I257 | British Energy (CEGB), Barnett Way | - | Watching Brief | No features recorded |
| I260 | Welveland Lane | Roman Post-medieval | Watching Brief | Small pit containing Black-Burnished Ware I; Post-medieval road side ditch |
| I262 | Barnwood Road/Upton Lane junction | Roman Post-medieval | Watching Brief | Roman and post-medieval gravel workings revealed |
| I274 | 148 Barnwood Road | Undated | Watching Brief | Undefined gravel pit, no dating material |
| I281 | 49 Cheriton Court | - | Watching Brief | No features recorded |
| I297 | 179 Barnwood Road | - | Watching Brief | No features recorded |
| I308 | 18 Ellesmere Close | Post-medieval Modern | Watching Brief | Post-medieval and modern worked soils recorded |
| I317 | Faraday House | - | Watching Brief | No features recorded |
| I325 | 29 Hucclecote Road | Post-medieval | Watching Brief | Raised platform formed by demolition of 17-18 th C stone built thatched cottage in mid 20 th C |
| I326 | 57a Upton Close | Post-medieval | Watching Brief | Post-medieval gravel pit recorded |
| I359 | 31 Chosen Way | - | Watching Brief | Only natural soils and geology recorded |
| I369 | 28 Brookfield Road | - | Watching | No features recorded |

| | | | | |
|-------------|-----------------------------------|--------------------------|--|---|
| | | | Brief | |
| 1376 | 5a Brookfield Road | Roman | Watching Brief | Gravel workings, possibly Roman |
| 1389 | 39 Dinglewell | - | Watching Brief | No features recorded |
| 1410 | 162 Barnwood Road | - | Watching Brief | No features recorded |
| 1459 | Barnwood House | Roman | Evaluation | 3 sherds of Roman pottery within gravel horizon |
| 1473 | Barnett Way (Barclays Accounting) | Modern | Watching Brief | Large concrete foundation with construction layers and natural geology |
| 1489 | Dinglewell Primary School | - | Watching Brief | No features recorded |
| 1543 | 2a Insley Gardens | Modern | Watching Brief | Back-fill of gravel pits, garden soils |
| 1551 | 19 Whitewell Close | - | Watching Brief | No features recorded |
| 1563 | 47 Chosen Way | - | Watching Brief | Only natural soils and geology recorded |
| 1624 | Barnwood Road | Post-medieval | Evaluation | Evidence of 19 th C quarrying |
| 1703 | Barnett Way | - | Desk-based Assessment | Evidence of prehistoric and Roman archaeology in area |
| 1738 | Barnwood Road | Roman Post-medieval | Watching Brief | Two partial disturbed inhumations, continuation of cemetery to south east; pit containing post-medieval pottery |
| 1766 | 40 Dinglewell | - | Watching Brief | No features recorded |
| 1769 | Barnwood House | - | Watching Brief | No features recorded |
| 1772 | 3 Woodend Close | - | Watching Brief | No features recorded |
| 1797 | Barclays Accounting Centre | - | Watching Brief | No features recorded |
| 1856 | 207 Barnwood Road | Roman | Pottery | Stray find of mid 1 st C Samian sherd |
| 1997 | Jordan's Brook House | - | Evaluation | No features recorded |
| 1998 | Barnett Way | - | Evaluation | No features recorded |
| 2044 | Lillesfield gravel pit | Prehistoric | Stone objects | Stray find of Mesolithic and prehistoric flint and bone objects |
| 2045 | Barnwood Road | Prehistoric | Flint tools | Palaeolithic and Mesolithic flint tools recovered from gravel pit |
| 2089 | Dinglewell Primary School | - | Watching Brief | No features recorded |
| 2136 | Abbeydale | Prehistoric Roman | Desk-based Assessment Walkover Survey Trial trenching | Small quantities of Mesolithic and Prehistoric flints and Roman pottery recovered |
| 2142 | Barnwood Park | Medieval | Pottery | Medieval pottery recovered during construction of a fence |
| NHLE1271567 | 181 and 183 Barnwood Road | Medieval | Farmhouse | Grade II listed former farmhouse, now two houses. Mid to late 16 th C |
| NHLE1271568 | 162 Barnwood Road | Post- | Manor House | Grade II listed former Manor |

| | | | | |
|--|--|----------|--|--|
| | | medieval | | House now day care centre. Built 1740 |
|--|--|----------|--|--|

II. Plates



Plate 1: View of the site and Manor House from Barnwood Road



Plate 2: View of the site and from North Upton Lane

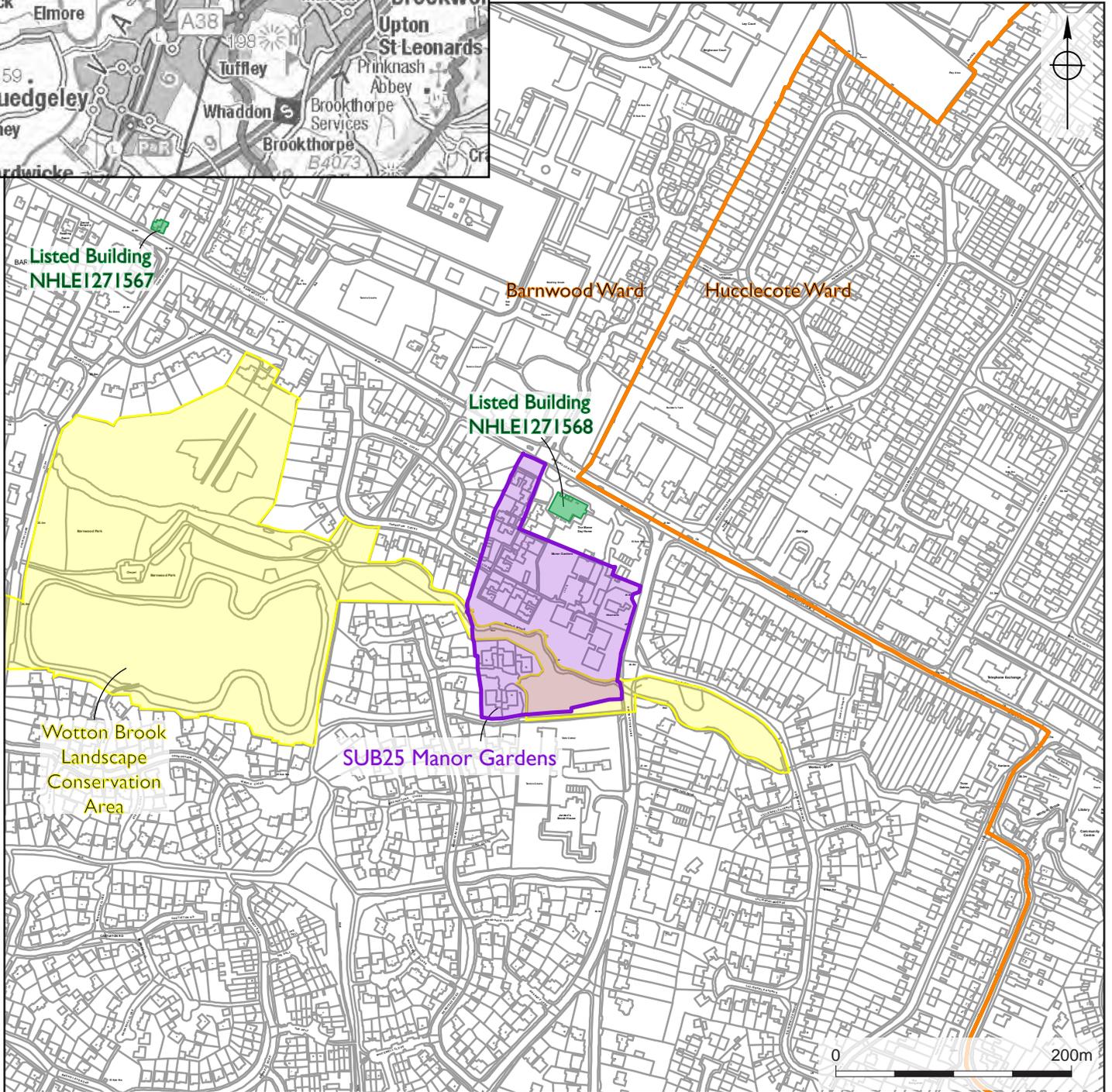


Plate 3: Manor House from the north



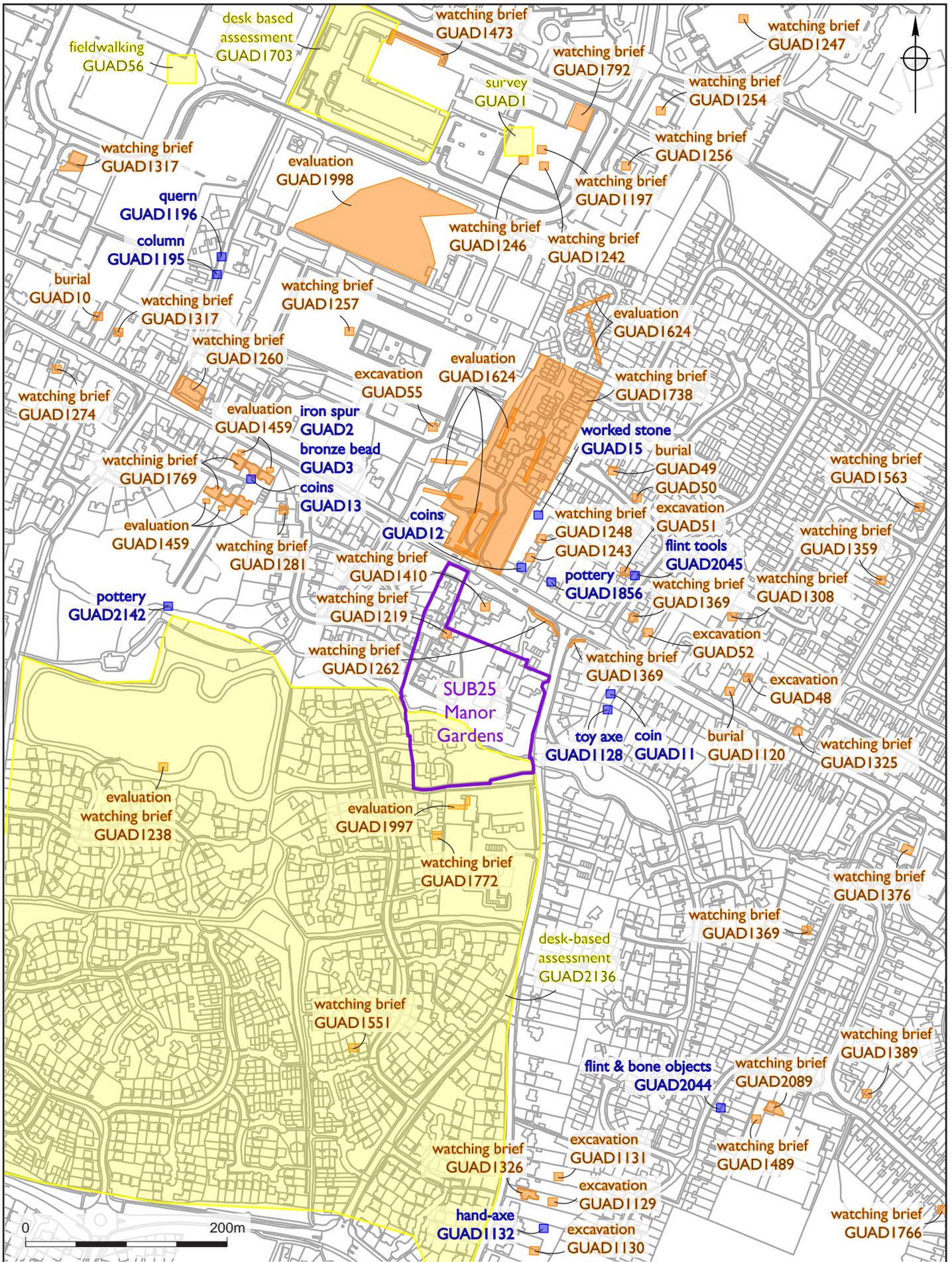
Plate 4: South part of site, Wotton Brook LCA, from the east

12. Figures



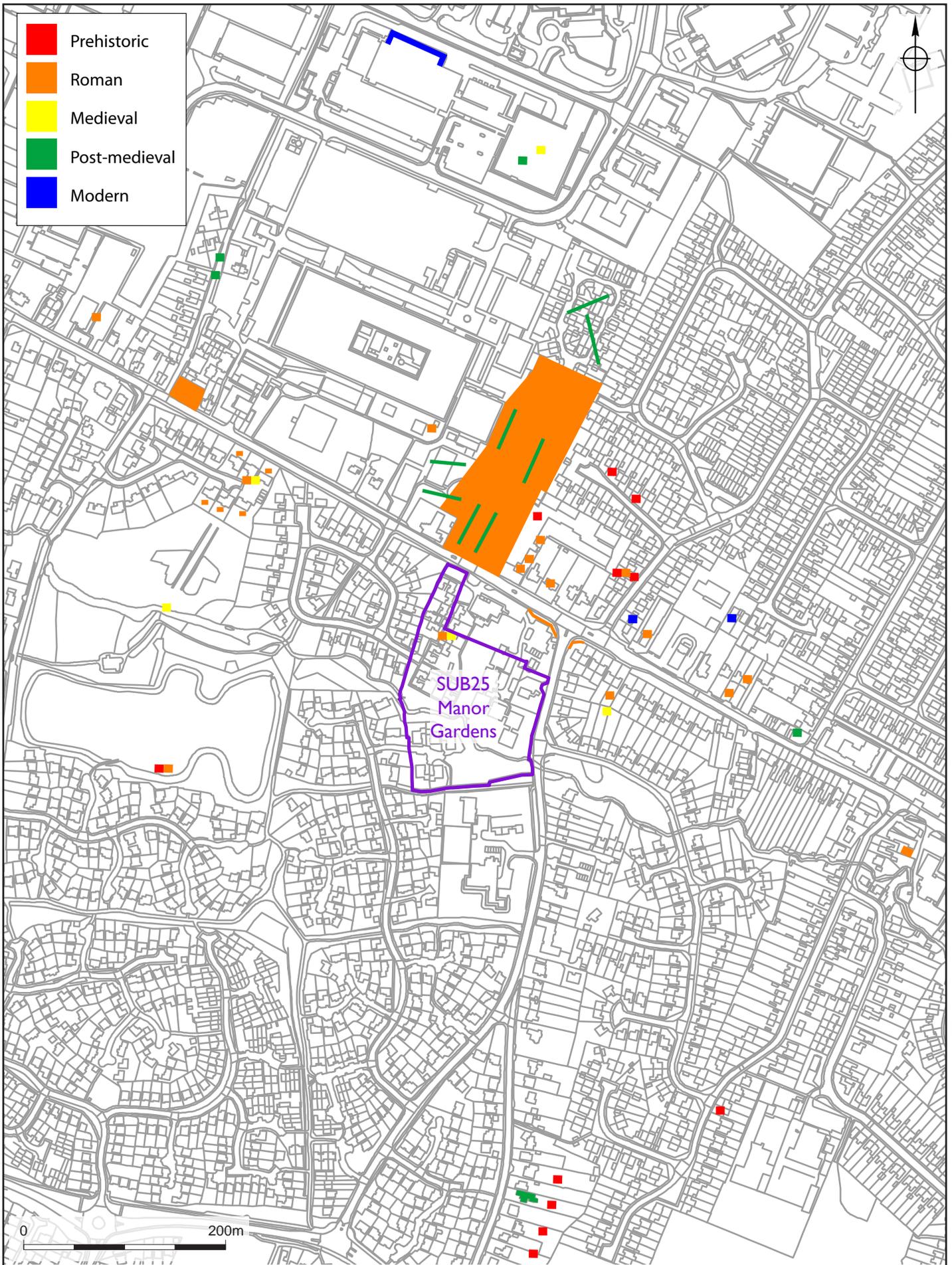
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Figure I - Site Location



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Figure 2 - Archaeological Information

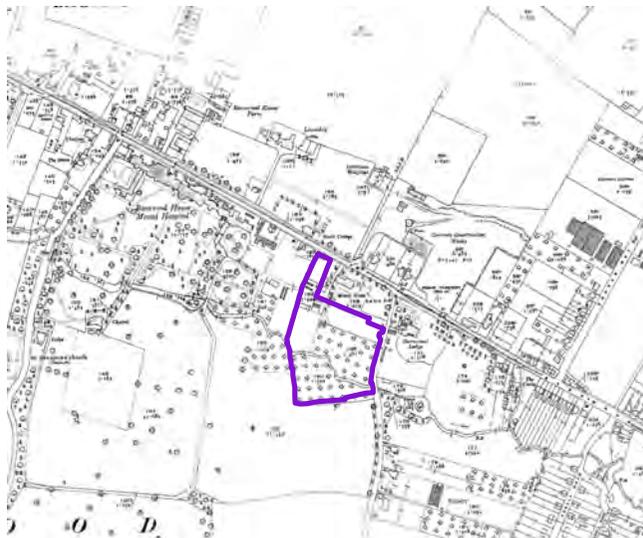


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Figure 3 - Dated Archaeological Evidence



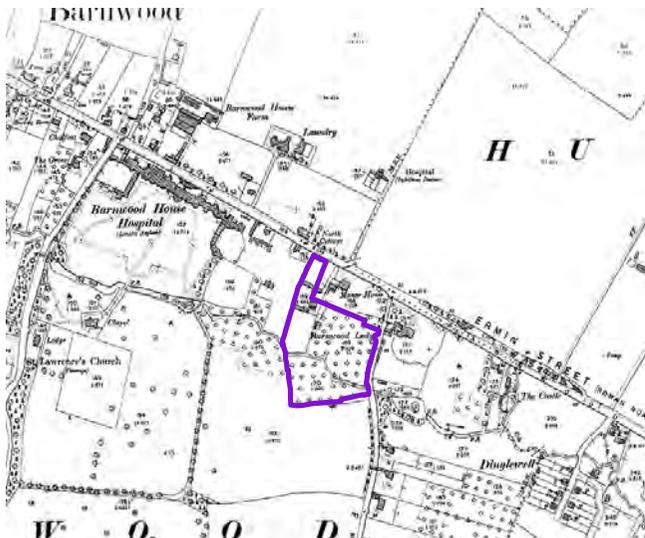
1884 Ordnance Survey



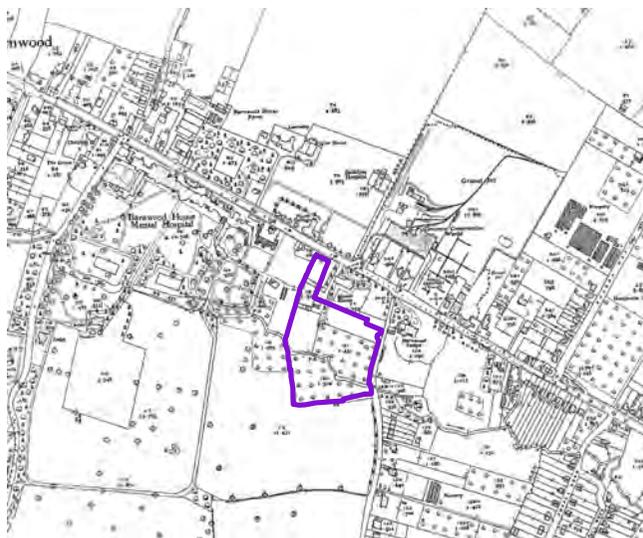
1924 Ordnance Survey



1942 Land Utilisation Survey



1903 Ordnance Survey

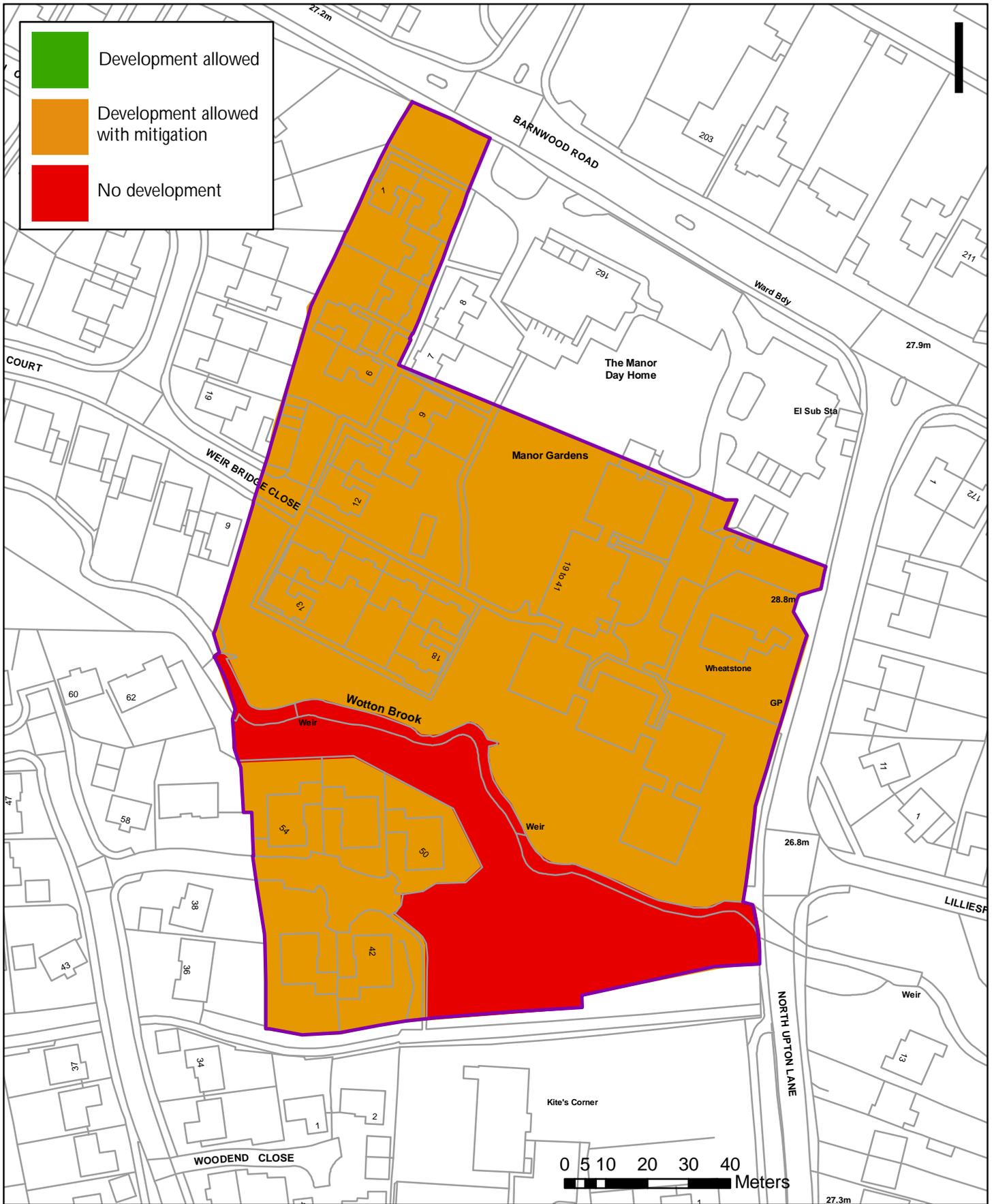


1936 Ordnance Survey



1970 Ordnance Survey

Figure 5 - Historical mapping



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Figure 6 - Recommendations