

# SUB41 Former Selwyn School Site

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

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## Contents

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

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### 1. Background

#### 1.1 Location

This site historic environment assessment consists of a plot of land located within the parish of Matson, in the Ward of Matson and Robinswood within the wider boundary of Gloucester City (Fig 1). SUB41 is situated to the south and east of the former Selwyn School. The western part of the site sits within the gardens to the south of the school buildings with the southern part to the east of Robinswood Lodge and Redwell House. The northern part is accessible off Matson Lane and covers former tennis courts to the east of the school.

#### 1.2 Site Visits

Site visits were undertaken on 7<sup>th</sup> September 2015. At this time photographs were taken and have been reproduced in this document as Plates 1-5. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

#### 1.3 Topography, Geology and Land Use

The SUB41 site encompasses an area of 2.04 hectares (Fig 1) and is centred on NGR SO 8492 1543. It is located on a gentle slope with the highest point in the west at a height of 71.27m AOD and the lowest point in the north at a height of 55.18m AOD. It includes a number of upstanding garden walls.

The underlying bedrock of the site is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015) This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are claystone/mudstone with a clayey loam to silty loam texture (UKSO 2015).

The SUB41 site consists of a number of areas of vacant garden of the former Selwyn School including a derelict tennis court.

#### 1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the SUB42 site. However, the gardens lie within the curtilage of the listed Matson House (NHLE1245730), former stable block (NHE1245732) and boundary wall (NHLE1245731) and will therefore be designated by association and curtilage listed. The site is not part of a registered park or garden or a battlefield. It sits within the Landscape Conservation Area of Robinswood Hill (GCC 2013, p38-9).

There were no determined or undetermined applications on the SUB41 site.

## 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 around the site. 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. A small number of Gloucestershire County Council HER records have also been included (GHER numbers).

#### 2.1.1 Previous Assessments

The area of the SUB41 site was subject to a desk-based assessment (GUAD1952) that also included the former Selwyn School. This assessed the distribution and importance of archaeological remains within the area in order to inform a conservation plan of the site. The assessment showed that the house and grounds had been developed since the late 16<sup>th</sup> century with changes and alterations occurring later. To the south of the SUB41 site is a large area where three desk-based assessments (GUAD1711, GUAD1712 and GUAD2120) have been carried out, all to identify the nature and extent of heritage assets in advance of a re-development of the area. The whole of Robinswood Hill, to the east of the site, was subject to a desk-based assessment (GUAD1992) in 2000 which drew together the known archaeological information of the area and identified further potential areas of research.

#### 2.1.2 Prehistoric, Roman and Saxon

There are no prehistoric, Roman or Saxon sites within the immediate vicinity of either of the two sites. The closest prehistoric sites are over 800m to the west at the summit and on the lower slopes of Robinswood Hill. Roman remains have been discovered to the east when the rectory was being constructed in 1878 (GUAD1155) and Saxon loom weights were discovered during an excavation (GUAD1150) at Matson Moat (NHLE1016870).

#### 2.1.3 Medieval

##### Archaeology

Documentary evidence (GUAD1194) shows that St Katharine's Church was first founded in the 11<sup>th</sup> century with a stone church being built in the 13<sup>th</sup> century. This was later rebuilt with only a very small amount of medieval stonework being incorporated into the later church. To the north of the church two archaeological investigations have taken place; an area of geophysical survey (GUAD1932) revealed evidence of ridge and furrow which was confirmed by an evaluation (GUAD1907).

To the west of the SUB41 site a watching brief was carried out (GUAD1204), close to St Katharine's Church, during road widening and revealed a medieval cobbled surface and medieval pottery.

##### Built Heritage

Within the fields to the west of the site is GUAD1151, the recorded observation of a medieval well. The Red Well, or Chalybeate, is a natural spring that feeds into a square limestone trough with a smaller semi-circular basin used as an overflow. It is called 'red' due to the large amount of iron in the water which has left behind red deposits on the trough and surrounding ground. The Red Well is also recorded on the NMR as monument number 115297. It was used by Llanthony Priory and is believed to date back to the 11<sup>th</sup> century.

## 2.1.4 Post-medieval

### Archaeology

Adjacent to the road and the SUB41 site, a watching brief was carried out on the foundations of two new houses (GUAD1276), Robinswood Lodge and Redwell House, which revealed only post-medieval land drains. An evaluation was also carried out (GUAD2217) on land to the south of the SUB41 site which revealed an undated ditch and pit, medieval and post-medieval ridge and furrow and a track.

At St Katharine's Church, a watching brief on the construction of a disabled toilet (GUAD2285) attached to the north east elevation of the church revealed that the foundations of the church had been completely replaced by the 18<sup>th</sup> and 19<sup>th</sup> century rebuilding of the structure. Within the trench for the wall of the toilet an articulated skeleton was revealed which pre-dated the late 19<sup>th</sup> century rebuilding and therefore may belong to the medieval or earlier post-medieval period of the churchyard.

### Built Heritage

A cluster of records around the former Selwyn School, to the north and west of the SUB41 site, relate to the buildings themselves. Against the road, Matson Lane, a boundary wall is listed grade II (NHLE 1245731). It dates to the late 18<sup>th</sup> century and was the garden wall of Matson House. To the east of this is the grade II\* listed (NHLE 1245730) Matson House (known as Selwyn School). This former manor house was built around 1575 of stone and has slate roofs and brick chimney stacks. The current Pevsner describes the house as 'typical late 16<sup>th</sup> century Cotswold style' (Verey and Brooks 2002, p592). The south wall has a large painted sundial dated 1596. It was altered in the early and late 18<sup>th</sup> centuries and restored in the 1970s. It is believed to have been built on or close to the site of a medieval manor house held by Llanthony Secunda Priory. In 1643 it was requisitioned as the lodging for King Charles I and his sons and was the headquarters for the Royalist forces during the Siege of Gloucester. Included as part of this listing, is an attached garden wall of the 18<sup>th</sup> century. This wall forms the north boundary of the canal garden (GHER41904), a garden built in the mid 18<sup>th</sup> century with a focal canal type pond. To the east of this is the east walled garden (GHER41906), built in the 19<sup>th</sup> century it is now contains a tennis-court. These gardens to the east and south of the house include further walls which are historically associated with Matson House and therefore are designated by association and curtilage listed. The gardens are included within the National Monuments Record (NMR) as NMR number SO 81 NW 456 (Pastscape 2015) and also on Park and Gardens UK as Record Id: 6215 (PaGUK 2015). To the east of the house is the grade II listed (NHLE 1245732) former stable block of Matson House. It was built of stone and brick in the late 18<sup>th</sup> century and is L-shaped with the long range being stables and the short range servant's cottages. It was later converted for use as a school building. The current Pevsner states that the stone for the stables came from an earlier manor house, to the north east, and describes the building as 'L-plan, ashlar-faced, with mullioned windows with hoodmoulds, and carriageways with heraldry' (Verey and Brooks 2002, p593). Between the stables and the east walled garden, there was originally another walled garden (GHER41905) but this has been mainly built over by modern school buildings.

South of the SUB41 site is the grade II listed (NHLE1245729) Gloucester Country Club. This building was formerly the farmhouse of Larkham Farm and was built in around 1600 but has additions of the 19<sup>th</sup> century. It was used as the billet of the Duke of Birmingham in the siege of Gloucester in 1643 while King Charles I was at Matson House, now Selwyn School.

Although St Katharine's Church was founded in the 11<sup>th</sup> century, the church was completely rebuilt in 1739 with further rebuilding in the 1850s, 1870s and 1890s (GUAD1194). Only a few pieces of

medieval stonework survive. St Katharine's Church (GHER8368) was turned down for listing in 2014. The reasons for the rejection were that '*for its late date it displays a lack of stylistic innovation*', '*despite some quality of design and craftsmanship of some internal features, much of the detailing is unexceptional*' and '*late Victorian churches survive in considerable quantities and the Church of St Katharine lacks the architectural distinction of listed examples from this period*'.

### 2.1.5 Modern or Undated

#### Archaeology

To the south of the Red Well, a small evaluation (GUAD2193) was carried out in 2013 consisting of two trenches. This revealed that the area had been heavily truncated and that any archaeological deposits had been removed along with the topsoils.

To the west of St Katharine's Church a watching brief on the laying of a new pathway (GUAD1414) revealed no features of archaeological interest.

#### Built Heritage

The War Memorial within St Katharine's churchyard is listed (NHLE 1419823). This memorial was designed by the architect F S Waller and was dedicated in 1920. It takes the form of a medieval lantern cross and has carvings, designed by A Maud Parsons, within the cross-head of traceried niches containing figures.

### 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 area of the SUB41 site forms part of a designed landscape around Matson House (Selwyn School). The gardens are important for the setting of the listed house, stables and boundary walls; they were intended to be viewed with Matson House and were an ancillary part of the whole area. Important views of the house can be seen from within the SUB41 site, particularly the most western part where it joins Matson Lane. At this point the house is viewed along a terraced lawn from the south. The canal garden also provides important views of the east elevation of the house. The gardens can be viewed from both the east and south elevations of Matson House and were designed partly to provide pleasing vistas and also enclosed spaces.

## 2.2 History and Map Regression Analysis

Matson is not included within the Domesday survey because it was part of King's Barton, the ancient demesne lands of Mercia. It is however mentioned within the 12th century charters of St Peter's Abbey, Gloucester. In around 1135, Ernulfus, son of Ralph, gave to 'the convent of Gloucester, the church of Mattresdone, the cemetery, and the tithes that belong to it' (Hart 1865, p259).

Mattresdone means 'Matters Hill' and has been shortened and absorbed into Matson (Baddeley 1913, p107). There were no independent manors within Matson that were recorded before the 14th century. At that time there were three manors which were held by numerous people including Ernulfus, who gave Matson church to Gloucester Abbey, including at some point Llanthony Secunda Priory. In the 16th century, at the time of the Dissolution, the manor held by Llanthony Secunda was sold off along with its Hempsted estate. The Crown granted this manor, and a house, to the burgesses of Gloucester who sold it to Thomas Lane, the City's Recorder. His widow married Richard Pate, MP for Gloucester, and proceeded to build the present Matson House (Selwyn School)

between 1575 and 1576. The manor passed through the family until it was sold to Jasper Selwyn in 1600. He gained more land in Matson by marrying into the Robins family, including the adjoining manor at Matson, probably the scheduled moat to the north east (NHLE10168710). The Selwyn family retained the old manor house and land throughout the 17th and 18th centuries, even demolishing the old moated house to build stables and servants cottages in the late 18th century (Herbert 1988, p440-2) at Matson House. The Matson House gardens were developed in the 18th century, including a canal shaped fishpond. At the end of the 18th century, after the death of George Selwyn, the house was occupied by tenants. This state lasted for over a century and saw changes being made to the house and the land. The house was converted into a school for girls in the 1950s, Selwyn School, and continued until 1999.

During the 17<sup>th</sup> century, Matson was used as the base for King Charles I during the siege of Gloucester in 1643. The King himself was billeted along with his sons in Matson House, with marks on a second floor windowsill reportedly made by the young boys; whilst the Duke of Buckingham was at Larkham Farm to the immediate south. Even the church was used as a magazine for the storage of ammunition at this time. In the late 17<sup>th</sup> century the estate owned by the Selwyns included seven small tenant farms and by the late 18<sup>th</sup> century there were 12 tenants on the leasehold of George Selwyns land. By the 1790s this included 47 acres of plantations and arable land in hand, tenant holdings of 102 acres, 34 acres, 18 acres and another five holdings of six acres or less. The lands held by the Selwyns included open fields on Robinswood Hill. These had begun to be inclosed as early as the 1580s although the upper slopes retained open-field. The east side of the hill also appears to have been left as open-fields with it being cultivated in strips and used as common pasture until the late 19<sup>th</sup> century.

Historic mapping (Figs 3 and 4) shows the uses and changes in the land forming the SUB41 site. The earlier maps, such as the 16<sup>th</sup> century Saxton maps, merely show that there was a church at Matson; they do not even show roads. Likewise, the 1794 Cary map shows no detail but does at least show that there was a large house at Matson. The 1811 Dawson mapping was the first survey of what became the Ordnance Survey. For Matson this shows the church and Matson House and also a plot of land that looks like a plantation (Fig 3). These features can also be seen on the 1828 Ordnance Survey (Fig 3). The first detailed mapping of 1884 (Fig 4) shows that the plot of land forming the SUB41 site can be seen to be formal gardens and woodland around Matson House at the time of this mapping. The east garden and canal gardens are clearly visible, along with a walk running through the terraced area to the west. The 1903 Ordnance Survey (Fig 4) shows that the SUB41 plot of land appears to have had one of the gardens altered. The shading of the SUB41 site matches that of the land to the east containing the Red Well and suggests that they were both used as park land for Matson House. Nothing changes within the SUB41 plot of land on the 1924 and 1946 maps (Fig 4). Despite the different scale of the 1952 map (Fig 4) the SUB41 site is still the same. The SUB41 site is still gardens and woodland of Matson House.

### 2.3 Potential for Further Assets

The SUB41 site sits within a wider landscape that includes Neolithic and Iron Age finds at the summit of Robinswood Hill. Roman coins have been recovered from areas around the base of the Hill along with pottery found during the building of the rectory (GUADI155) to the east along Matson Lane. Along with the medieval remains discovered within the close vicinity of the site, as detailed above, there is also the scheduled medieval moated manor site (NHLE1016870) at Moat School and further evidence of medieval ridge and furrow on the slopes of Robinswood Hill. As well as the medieval Red Well, a number of other wells and water supply systems for Saint Peter's and Llanthony Secunda

Priorities have been found on Robinswood Hill. The post-medieval development of Matson House (Selwyn School) and the later St Katharine's Church were accompanied by Robins Farm and Larkham Farm. It wasn't until much later, in the mid 20<sup>th</sup> century, that the major phase of house building began in the area. The 1950s and later use of Matson House as a school caused construction of low-level buildings within the north walled garden and a tennis court within the east walled garden. Despite this, the likelihood of archaeological deposits surviving in these areas is still high.

Given the surviving evidence of all periods, the likelihood of further evidence surviving in the area of the SUB41 site is high. The site has not been subjected to archaeological investigation but the surrounding area shows evidence of medieval and post-medieval archaeology surviving, in some cases close to the surface. The evidence suggests that the medieval centre of Matson was to be found to the immediate north and north west of the site and may have spread into the site itself. Robinswood Hill and Matson House are both areas of importance historically and archaeologically.

### 3. Significance

#### 3.1 Intrinsic interest of the sites

The area of the SUB41 site is of interest due to its association with Matson House (Selwyn School) as well as it being within the Robinswood Hill Landscape Conservation Area. The location of all three of the medieval manors in Matson is not known and it is possible that Matson House was built on or close to the site of one of the manors in the 16<sup>th</sup> century. A number of post-medieval garden walls are located within the site and have significance as part of the Matson House garden development of the late 17<sup>th</sup> and 18<sup>th</sup> centuries.

The site is also within the area of Matson that was part of the medieval settlement and the Royalist headquarters during the siege of Gloucester in 1643.

#### 3.2 Relative importance of the sites

The importance of the SUB41 site at a national level has not been recognised as there are no designated assets within the site itself, however locally it has a more tangible importance. Being part of the Landscape Conservation Area of Robinswood Hill it forms a part of the intrinsic landscape of the Matson Area. The gardens of Matson House have their own importance as part of a designed landscape and are associated with the grade II\* listed building and holding curtilage listed status. The potential for unknown archaeological remains within the SUB41 site has also been shown to be possible.

#### 3.3 Physical extent of important elements

The important elements of the site have already been discussed. The designed garden and the garden walls within the SUB41 site are easily identified, however given the possibility of buried archaeological remains the physical extent can be widened to cover the whole of the site (Fig 5) especially when taking into consideration the detrimental affect any development would have upon the Landscape Conservation Area.

## 4. Impact of Development of the Sites

### 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.

<b>Major Enhancement</b>	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
<b>Enhancement</b>	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).
<b>Neutral</b>	Impacts that have no long-term effect on any heritage asset.
<b>Minor Harm</b>	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.
<b>Moderate Harm</b>	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.
<b>Major Harm</b>	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.
<b>Substantial Harm</b>	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
<b>Unknown</b>	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

The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail as there are no proposals for comparison. However, 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. This would cause **Major Harm** to the heritage assets.

### 4.2.2 Built Heritage

Development of the SUB41 site would have an impact on the setting of the listed buildings of Matson House (Selwyn School) and its stable block. These buildings, built within an open landscape that was developed into formal gardens, would no longer be seen within their natural landscape and views to and from the House and stables would be obstructed by houses or industrial buildings. This would cause **Major Harm** to the heritage asset. The curtilage listed historic garden walls would also need to be removed in order to release the potential development of the site. This would again have an impact upon the setting of the listed building and upon the planned gardens adjoining the house. This would cause **Major Harm** to the heritage asset.

### 4.2.3 Settings

Development within the SUB41 site would have an impact upon the setting of the listed Matson House, stables, boundary walls and gardens. The original intention of the position of the house within gardens would be lost. This would cause **Major Harm** to the heritage asset. The construction of new buildings close to the listed structures would have an impact on the setting of those assets. This would cause **Major Harm** to the setting of the heritage assets.

Any development on the site would have an impact on the setting and the nature of the Robinswood Hill Landscape Conservation Area (LCA). The views to and from the summit of the Hill would be affected along with the character within the LCA. This would cause **Minor Harm** to the setting.

Any development within the SUB41 site would also have the potential to impact upon the setting of the adjacent sites of Matson House and gardens, the listed War Memorial and St Katharine's Church. This would cause **Minor Harm** to the heritage assets.

## 4.3 Improvements and Enhancements

Removal of the modern buildings close to the listed structures of Matson House would be an **enhancement** of the setting of the heritage assets.

Interpretation boards detailing the history of Matson House including its use in the Civil War could be erected as an **enhancement** to the heritage asset and to facilitate public knowledge of their local area.

## 5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site. Whilst desk-based assessments of the SUB41 site have already been produced, it may still be necessary to provide an updated assessment in case any new information has been discovered or recorded.

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

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site. An assessment of the setting of Matson House and adjacent listed structures should be undertaken and could be included within the built heritage assessment or as a stand alone document. A Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment should also be completed in accordance with Historic England guidance *The Setting of Heritage Assets* (HE 2015d).

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 (DCLG 2012) 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).
- Building recording of the listed buildings (Matson House, stables and boundary walls), to assess the impact of the development upon the listed buildings and curtilage listed structures. This should be in line with relevant guidance produced by Historic England (EH 2006) and the ClfA (ClfA 2014e).
- Recording of any garden walls within the development site, in line with relevant guidance produced by Historic England (EH 2006) and the ClfA (ClfA 2014e).
- 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).
- Requirement to retain as many original structures and garden features as possible.
- Full reporting, publication and dissemination of all results.
- Interpretation boards of the history of Matson House including its use in the Civil War should be erected.
- Provision of green open space around Matson House and adjacent listed structures to help conserve their setting.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

- Any development should preserve, and where possible, enhance, the character and setting of Matson House and gardens, the listed war memorial and St Katharine’s Church.
- The scale of any development should be in keeping with the rural Matson settlement.

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.

<b>Development allowed</b>	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
<b>Development Allowed –mitigation programme</b>	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.
<b>No development</b>	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB41 site and describes it as ‘Site not suitable or achievable’ (ibid, Appendix 2). At present due to the constraints of the heritage assets, the site is not suitable for development within its current boundary and with its current access.

## 8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB19 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 SUB19 site **could not be delivered without significant impact on the heritage assets** of the site even with the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the above recommendations, of the 2.04 hectares of the site, a total area of 2.04 hectares would be unavailable leaving an area of **0 hectares available for development**.

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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
GUAD1150	Matson Moat	Saxon, Medieval	Excavation	Medieval pottery and Saxon loom weights
GUAD1151	Red Well (Chalybeate)	Medieval	Recorded observation	Medieval well. Square trough of limestone c2' square and 1' deep on inside, 3' square on outside. Called red because of iron contained in the water.
GUAD1155	Maston Rectory	Roman	Finds	Roman pottery discovered in ditch during construction of rectory in 1878
GUAD1194	St Katharine's Church	Medieval	Documentary evidence	First church at Matson was founded in 11 <sup>th</sup> century
GUAD1204	Matson Lane	Medieval	Watching brief	Road widening revealed medieval cobbled surface and pottery
GUAD1276	Robinswood Lodge, Redwell House	Post-medieval	Watching brief	Construction of two houses, land drains filled with stone rubble
GUAD1414	St Katharine's Church	Undated	Watching brief	Extension of path. Negative evidence.
GUAD1711	Hallmark Hotel	Medieval	Desk-based assessment	Assessment in advance of hotel. Formerly field of Larkham Farm. Ridge and furrow identified.
GUAD1712	Hallmark Hotel	Modern	Desk-based assessment	Assessment in advance of hotel
GUAD1907	North of Robins Farm	Medieval	Evaluation	Ridge and furrow
GUAD1932	North of Robins Farm	Medieval	Geophysics	Ridge and furrow
<b>GUAD1952</b>	<b>Matson House</b>	<b>Post-medieval</b>	<b>Desk-based assessment</b>	<b>House has been developed since the late 16<sup>th</sup> century with associated formal and walled gardens.</b>
GUAD1992	Robinswood Hill	All periods	Desk-based assessment	Synthesis of information of Robinswood Hill
GUAD2193	Adj to Ski Centre	Undated	Evaluation	Negative evidence. Land truncated.
GUAD2120	Hallmark Hotel	Medieval	Desk-based assessment	Assessment in advance of hotel. Formerly field of Larkham Farm. Ridge and furrow identified.
GUAD2217	Hallmark Hotel	Post-medieval	Evaluation	Ridge and furrow, ditch, pit, trackway.
GUAD2285	St Katharine's Church	Med/Post-med	Watching brief	Extension for disabled toilet. Revealed foundations of current and earlier burial
NHLE1016870	Matson Moat	Medieval	SAM	Oval moat, north and west survive as earthworks. 12m wide and 1.2m deep. Has external bank.
NHLE1245729	Gloucester Country Club	Post-medieval	Listed building	Grade II listed. Larkham Farmhouse. 17 <sup>th</sup> century with 19 <sup>th</sup> and late 20 <sup>th</sup> century alterations.
NHLE1245730	Matson House (now	Post-	Listed building	Grade II*. Late 16 <sup>th</sup> century

	Selwyn School)	medieval		manor house with early 18 <sup>th</sup> , 19 <sup>th</sup> and 20 <sup>th</sup> century alterations/additions
NHLE1245731	Boundary wall, Matson House	Post-medieval	Listed building	Grade II listed. Late 18 <sup>th</sup> century garden wall of Matson House
NHLE1245732	Stables, Matson House	Post-medieval	Listed building	Grade II listed. Late 18 <sup>th</sup> century stables and servants cottages. Built using fabric demolished 16 <sup>th</sup> century house.
NHLE1419823	War memorial, St Katharine's Churchyard	Modern	Listed building	Grade II listed. War memorial of 1920. Designed by F S Waller. Decoration on cross head designed by A Maud Parsons.



## II. Plates



Plate 1: Garden wall on Matson Lane, boundary to SUB41 site



Plate 2: Matson House, adjacent to SUB41 site, from the south





Plate 3: Matson House, adjacent to SUB41 site, from the west



Plate 4: Matson House, adjacent to SUB41 site, from the east



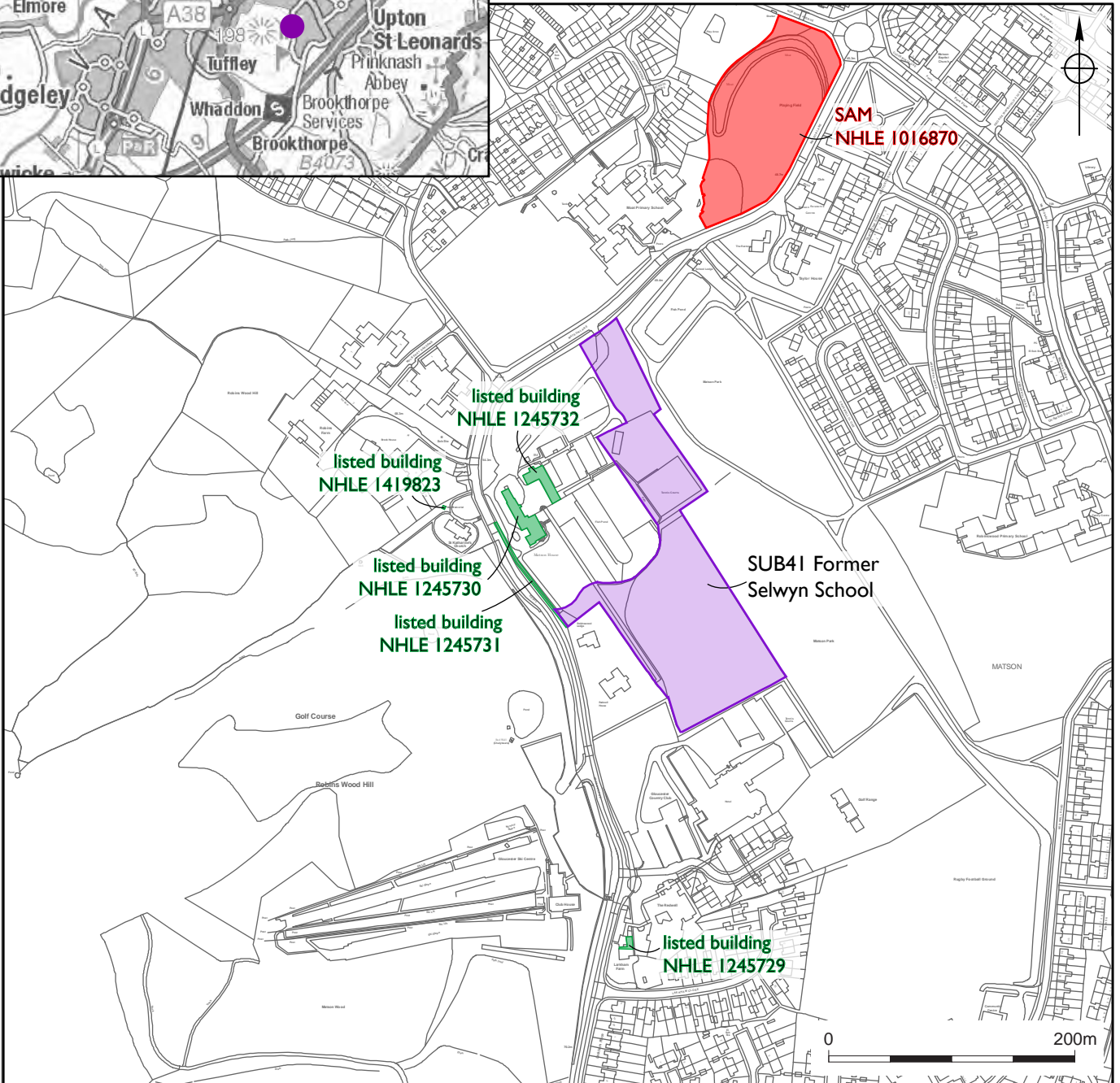


Plate 5: View into the SUB41 site from the west



Plate 6: Former stables, adjacent to SUB41 site, from the east

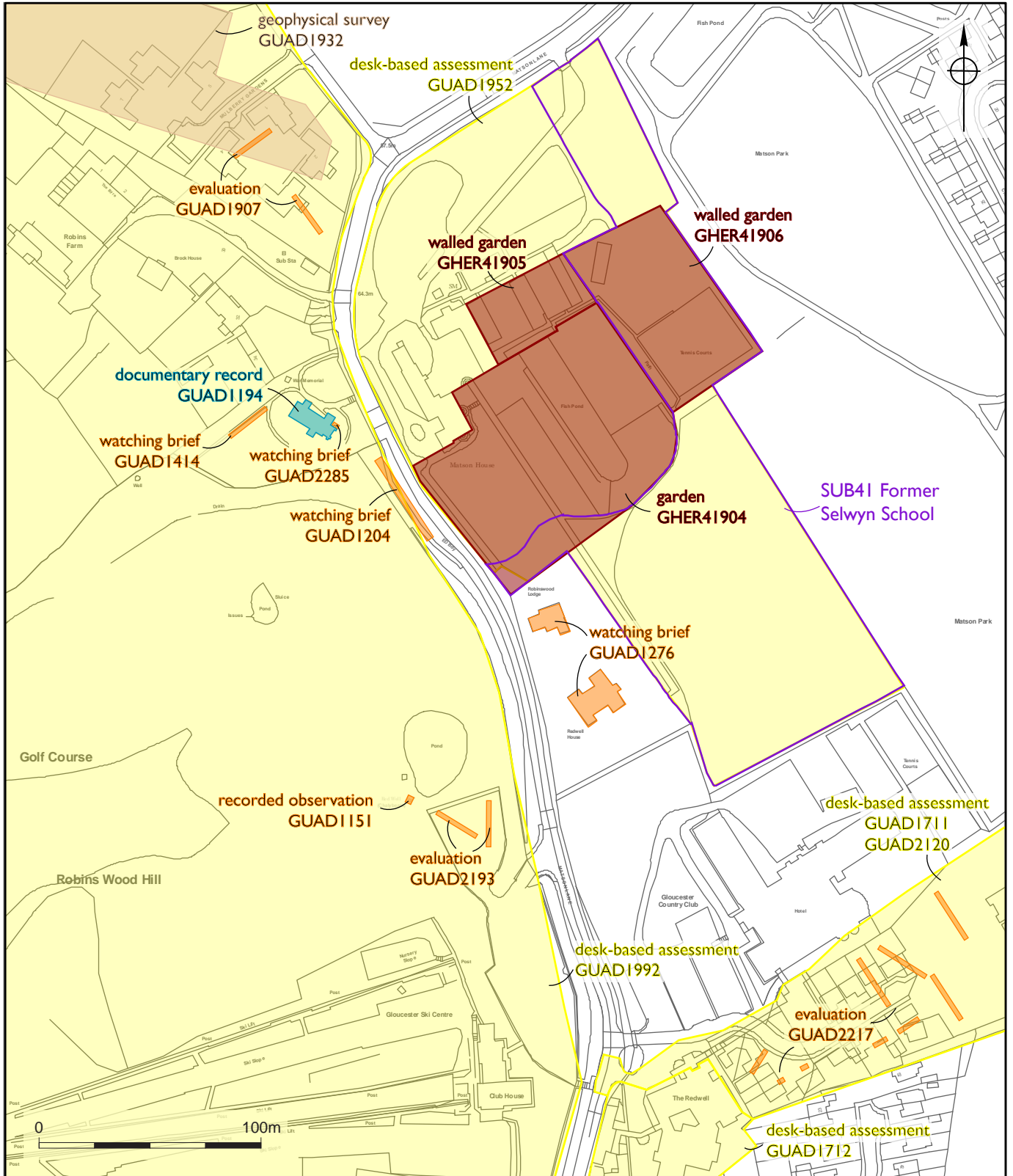
## 12. Figures



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Figure I - Site Location





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Figure 2 - Archaeological Information



1583 Saxton map



1811 Dawson map



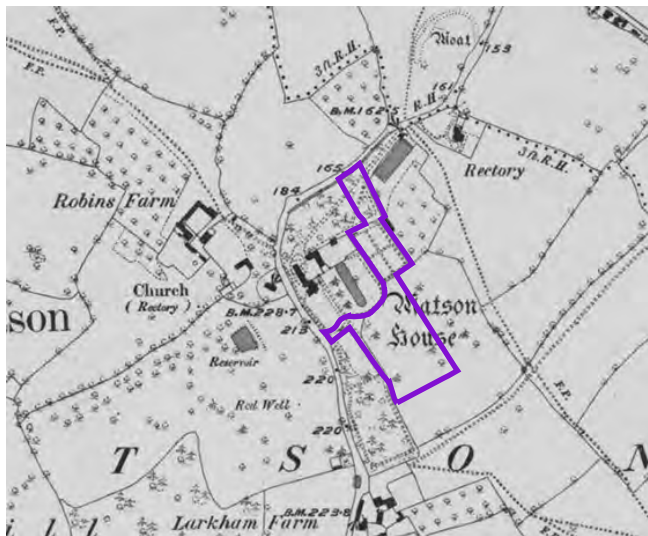
1794 Cary map



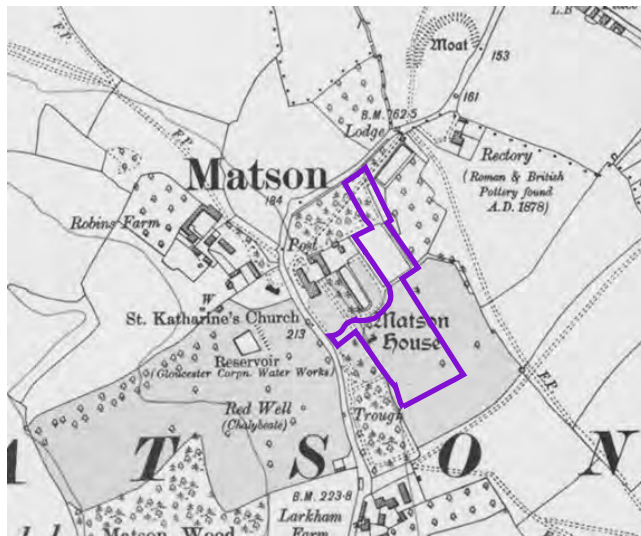
1828 Ordnance Survey

Figure 3 - Historical mapping

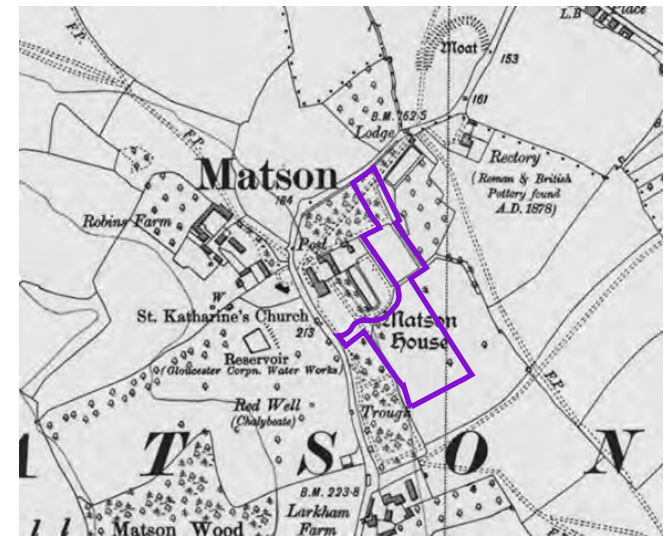




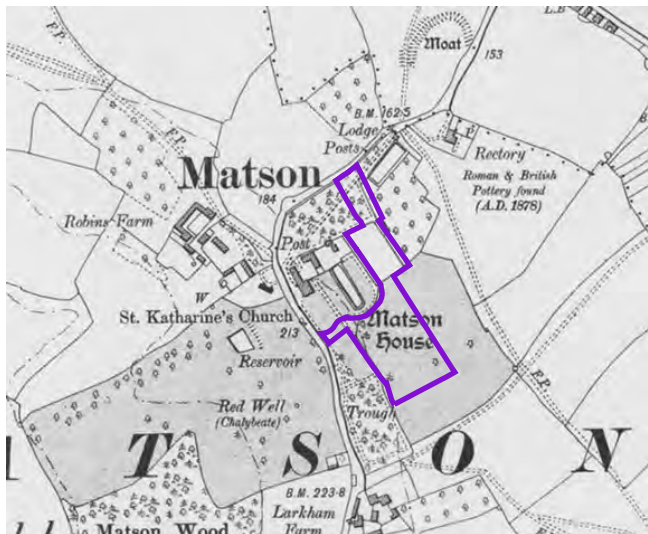
1884 Ordnance Survey



1924 Ordnance Survey



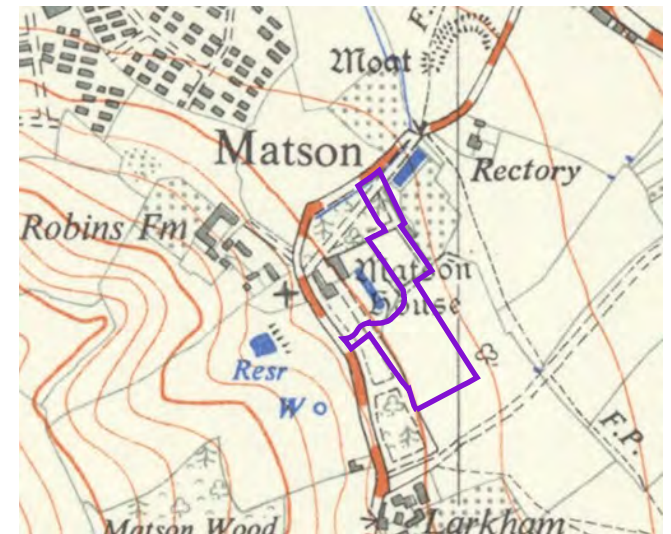
1946 Ordnance Survey



1903 Ordnance Survey



1942 Land Utilisation Survey



1952 Ordnance Survey

Figure 4 - Historical mapping

