

SUB19 Bohanam House

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

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SUB19 Bohanam House

1. Background

1.1 Location

This site historic environment assessment consists of Site Name located within the parish of Eastgate, in the Ward of Elmbridge within the wider boundary of Gloucester City (Fig 1). It consists of a number of buildings to the immediate south of Barnwood Road and is bounded by the Wotton Brook to the south west and housing to the north and east.

1.2 Site Visits

Site visits were undertaken January 2016. At this time photographs were taken and have been reproduced in this document. as Plates 1-11. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

1.3 Topography, Geology and Land Use

The site encompasses an area of 1.715 hectares (Fig 1), is centred on NGR SO 8482 1866 and is located on a slope running from the north and east to the south west and the Wotton Brook. It lies at a height of between 19.39m and 21.06m AOD.

The underlying bedrock 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. At the western edge of the site, along the Wotton Brook, this bedrock is overlain by superficial deposits of 'Alluvium – Clay, Silt Sand And Gravel' (*ibid*) formed by waterways depositing detrital material in channels to form river terrace deposits. The soils overlying the area are a 'Claystone/Mudstone' type of clayey loam to silty loam (UKSO 2015).

The SUB19 consists of a care home and grounds of the Orders of St John in the north of the site with Elmscroft Community Centre and playing field in the south east. It also contains two houses and a small number of ancillary buildings.

1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the site. It is not part of a registered park or garden or a battlefield. The site is not within a conservation area although the west of the site is bounded by part of the Wotton Brook Landscape Conservation Area (GCC 2013, 50; BDA 1997). The Wotton Brook is also the Ward boundary with Kingsholm and Wotton Ward. The London Road Conservation Area is 260m to the north west of the site.

The SUB19 site contains no undecided planning applications but has been subject to a high number of approved applications. The Elmscroft Community Centre received permission for construction in July 1947 (2622/91/47) and was granted permission for a single storey extension in February 1975 (P/959/74). A number of other applications were also approved for construction of a timber hut (P/168/68, P/168/73 and P/168/68/75) and for the erection of a store (P/806/73). The first application recorded for Bohanam House was in July 1969 for the installation of an oil tank and screen fence (P/534/69). The construction of a new depot for the parks department was approved in January 1971 (P/955/70) with access from Coronation Grove. An application for an extension to Bohanam House was approved in September 1974 (P/484/73), this was revised and an application was approved in June 1975 (P/1116/74) for the construction of a two storey extension with access off Coronation Grove. Further small alterations were granted permission in 1992 (13299/01), 1993 (13299/02), 1994 (13299/03/ADV) and 2004 (04/01266/FUL) with the latest application for replacement of plastic paving with a tarmacadam parking area (09/00630/FUL) being approved and carried out in 2009.

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

There have been no previous assessments on the site but a desk-based assessment was carried out at Horton Road to the west of the site (GUAD2134). This showed that there was a potential for pre-20th century archaeology to exist in the area.

2.1.2 Prehistoric, Roman and Saxon

Within the SUB19 site itself there has been no recorded archaeological evidence of prehistoric, Romano-British or Saxon date.

The only evidence for prehistoric activity within the area was a Palaeolithic axe (GUAD14) that was recovered from the Barnwood Road to the east of the site, although the location has not been recorded in detail.

Although the Roman settlement of Gloucester is located nearly a kilometre to the south west there is still evidence of Roman activity in the area. The SUB19 site lies adjacent to Barnwood Road which follows the route of the Ermin Street Roman Road. To the south west of the site a 4th century coin (GUAD26) of Constantine II was found on an allotment. An evaluation at Horton Road (GUAD2159) revealed two Romano-British ditches and large amount of pottery suggesting that there was a Romano-British settlement within the area.

The only Anglo-Saxon evidence to be recovered in the area was around 300m to the north west. In 1889, during excavations for a new house, a fragment of a mid 9th century cross shaft (NMR SO81NW 467) was recovered. This was probably part of the rubble from St Oswald's Priory that is recorded as being used for road repair in this area in the 17th century.

2.1.3 Medieval

As with prehistoric, Roman and Saxon, there is no recorded evidence of medieval activity within the SUB19 site.

Archaeology

Medieval remains have been discovered all around the SUB19 site. Along the line of the London Road and Barnwood Road, a number of activities have revealed evidence of the former medieval road surfaces. A watching brief to the north west of the site at 148 London Road (GUAD651) revealed a metalled surface embedded with medieval pottery sherds. Close to this where the Barnwood Road crosses the Wotton Brook another watching brief (GUAD1822) during a sewer scheme revealed the sunken medieval street with a metalled surface. The same watching brief on the sewer scheme revealed similar remains at the Barnwood Road and Wolseley Road junction (GUAD1823). To the west of the site at Horton Road the evaluation (GUAD2159) revealed three medieval ditches along with the Romano-British remains mentioned above.

Built Heritage

To the south east of the SUB19 site the grade II listed Old House (NHLE1271566) has been subject to building assessment. This revealed that the house was first constructed in the early 15th century as a cruck framed building. The listing description describes the house as late 16th century but does detail that the house was formerly a farmhouse. Another grade II listed building, Old Rectory (NHLE1271565) is also located close to the south east boundary of the SUB19 site. The Old Rectory is described in the listing description as 16th century or earlier. It was formerly a farmhouse before it became a rectory and is now a house.

2.1.4 Post-medieval

Archaeology

A small amount of post-medieval evidence has been recovered in the area of the site. In a garden to the north of the site at 2a Grosvenor Road (GUAD740) a 17th century stone mould for making seven different finger rings was uncovered. To the north west of the site at 117 London Road (GUAD1779) a post-medieval metalled surface was uncovered during a watching brief along with 19th century demolition rubble.

Built Heritage

The area around the SUB19 site gradually became more built-up during the 19th and early 20th centuries. In around 1869 Bohanam House itself was constructed of red brick with blue and yellow brick string bands and pierced timber barge boards. Pevsner records it the 'most prominent' (Verey and Brooks 2002, p503) of the houses on the south side of Barnwood Road. It is described as 'a bold Gothic villa of c1869 for John Ward' (ibid) but 'swamped by 20th century additions for a care home' (ibid). To the north west of the SUB19 site is Parkfield, 115 London Road. This grade II listed building (NHLE1245740) was built around 1800 of red brick and is set back from the road within a garden.

Within the site, two houses (6 and 8 Barnwood Road) were built around the same time as Bohanam House and still survive. They are not deemed to be of enough interest to be listed or recorded on the HER however they are historic buildings that have survived since at least the 1880s when they are shown on the Ordnance Survey map.

2.1.5 Modern or Undated

Archaeology

A small number of investigations have revealed evidence of modern archaeology. At Hamer Street a watching brief (GUAD1474) revealed 18th and 19th century plough soils and 19th and 20th century garden and rubbish tip soils. At 119 London Road (GUAD1779) a watching brief uncovered a 19th to 20th century metalled driveway and 19th and 20th century make-up layers were uncovered during a watching brief at 6 Armscroft Crescent (GUAD1792).

A large number of investigations have revealed no archaeological evidence by only uncovering natural soils and geology. This occurred at 17 Barnwood Road (GUAD944), Gloucestershire Royal Hospital (GUAD1042), St Peter’s School, Horton Road (GUAD1547), 18 Argyll Place (GUAD1559), 2 Riversley Road (GUAD1608) and 12 Argyll Road (GUAD1801). This only shows that for much of the past the area around the SUB19 site was predominantly undeveloped.

Built Heritage

Given the expansion of housing in the area in the early 20th century, it is not surprising that many buildings of that era have survived. On the opposite side of Barnwood Road to the east of the site is the detached villa The Red House (NMR SO81NW 455) built in 1902-3 in a loosely Domestic Revival style.

2.1.6 Settings and Key Views

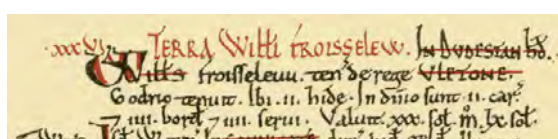
‘The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’ (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The SUB19 site, and Bohanam House in particular, is very visible from the north on Barnwood Road and the north part of the adjoining Barnwood Park. Whilst there is an element of planting along the boundaries of the site, the buildings are still visible between the screening trees and bushes. Views from the south and south west, which could be open from Barnwood Park and along the Wotton Brook, are shielded behind trees and hedging.

Bohanam House was originally set within gardens with trees planted in the space between the house and the Wotton Brook. Much of this land has since been taken into Barnwood Park and the small gardens surrounding the House have also been predominantly built on by later care home extensions. The size of the land belonging to Bohanam House has been considerably shrunk even since the later part of the 20th century. Therefore the original setting of the house has been seriously compromised.

2.2 History and Map Regression Analysis

The SUB19 site sits within the historic area of Wotton which was an early settlement on Ermin Street (Barnwood Road), to the north east of Gloucester Cross. The settlement was certainly in existence in Anglo-Saxon times as it is recorded in a charter of around 848 AD (Birch 1887, p35). At this time it is known as ‘Wudotune’. The name Wotton means ‘farm-enclosure by, or in, the wood’



(Baddeley 1913, p167). By the time of the Domesday survey of 1086, the name of the settlement is recorded as ‘Utone’ (Moore 1982, 36,1). It was a small settlement of only two hides, eight households

with a taxable value of only two geld units. Prior to the conquest, it was held by Godric, who held a

large amount of land within Gloucestershire, and it was worth 30s. After the conquest, William Breakwolf held the settlement for the King and it was worth 60s. There were only four smallholders and four slaves and they could field two lord's plough teams.

By 1327, fourteen people were deemed affluent enough to be assessed for the lay subsidy roll (Herbert 1988, 388). The existence of late medieval buildings along Barnwood Road shows that it was still a successful settlement at this time, although it was predominantly a farming area that was not densely populated. The area of Wotton was one of the outlying hamlets of Gloucester forming part of the 'inshire' of Gloucester and Dudstone Hundred. The inshire was an area within the County of Gloucester but with separate County status that was administrated by Gloucester. After the Restoration, as a punishment for siding with the Parliamentarians, the inshire outside the Gloucester City boundary was returned to the County. Wotton had, essentially, been divided and it became two parishes, Wotton St Mary (Within) inside the City boundary and Wotton St Mary (Without) outside the City boundary.

Historic mapping (Figs 3 and 4) shows the uses and changes in the land of the SUB19 site. The earlier maps, such as the 16th century Saxton maps (Fig 3) show no detail of the area around the site and its exact location cannot really be discerned on these maps. Likewise, the 1794 Cary map shows no detail but does at least show the roads, allowing the location of the SUB19 site, well outside the City, to be seen. The 1811 Dawson mapping was the first survey of what became the Ordnance Survey. From this map the location of the SUB19 site can be discerned between the Barnwood Road and the Wotton Brook. The map shows that the site was open but bounded by the trees along the Brook. Other areas of land containing houses and tree planting can be seen close to the site. The 1828 Ordnance Survey still shows the area of the SUB19 as vacant although many houses and enclosures of land can be seen along the both the north and south sides of the Barnwood Road.

The first of the maps to show any detail of relevance to the SUB19 site is the 1884 Ordnance Survey (Fig 4). This map shows that the SUB19 site consisted of open land close to the Wotton Brook, part of the grounds of Bohanam House and four small buildings that included three small houses to the east of Bohanam House. All of these structures appear to have been built around the same time in the mid to late 19th century with Bohanam House itself being built in 1869. The area around the site shows that there were a number of buildings along the Barnwood Road but the area was still largely rural, as testified by Wotton Farm to the east of the site. The 1903 Ordnance Survey shows little change, if any, within the SUB19 site and very little change in the area around the site.

A large amount of change in the area around the site can be discerned on the 1924 Ordnance Survey with new streets of houses having been constructed to the north of the site. Wotton and Barnwood, at this time, had been drawn into the urban expansion of Gloucester. Although the area to the south of the SUB19 site can be seen to retain its rural layout of fields it is gradually being surrounded by new development. Within the site, no change has occurred by the time of this 1924 map. The 1936 Ordnance Survey shows that the housing area to the north of the site has expanded hugely but to the west along both sides of the Wotton Brook there has been no change. Within the SUB19 site, there has again been no change but the more detailed scale of the map shows the individual structures within the site.

The Land Utilisation Survey map of 1942 shows that most of the site is coloured purple and is classified as 'new housing areas, nurseries and allotments'. As can be seen by the map, there are large areas around the site that are coloured the same as this and are therefore also areas of new housing, nurseries and allotments. The rest of the SUB19 site is coloured with horizontal green stripes and is

classified as 'meadowland and permanent grass'. The area around the south of the site is also shown coloured with green stripes and has therefore retained its agricultural use. The 1955-6 Ordnance Survey is the first map that labels Bohanam House as a 'Home for Aged'. This use as a care home has carried on until the present day. To the south of Bohanam House a new large structure has been built on former farmland and is labelled as 'Elmscroft Community Centre'. As has been detailed above, in Section 1.4, the community centre was constructed in 1947. The 1955-6 map also shows the expansion of residential development in the area with the construction of a large number of houses to the south and south east of the site. The only open land left after this is that close to the Wotton Brook that now forms the Landscape Conservation Area. Later mapping shows the extensions to Bohanam House built in the mid 1970s. They also show the construction of a timber hut adjacent to the community centre, built before 1970, and a single storey extension to the community centre built in the mid 1970s.

2.3 Potential for Further Assets

The SUB19 sits within an area that contains a large amount of known archaeology. Given the location of the site alongside Ermin Street and close to the possible Horton Road Romano-British settlement, it is possible that Romano-British archaeology could exist on the site. The Roman road of Ermin Street could be uncovered on the site if any groundworks were to take place. The Barnwood Road makes a slight deviation to the north at this point, in order to cross the Wotton Brook, and it is possible that the Roman road carried straight on without deviating. It is not unknown for roads to wander from their original course. Roman settlements were located alongside roadways such as Ermin Street. Whilst it is unlikely for a large settlement to exist this close to the major town of Glevum (Gloucester), it is possible that a small outlying farming settlement could exist on the site.

Medieval archaeology has also been discovered all around the SUB19 site. Although historic mapping shows that, prior to the construction of Bohanam House, the SUB19 site was not built upon it is still likely to contain evidence of the medieval roadway of Barnwood Road. This road consisted of a sunken metalled surface and followed the line of the Roman Ermin Street. Given that there had been no known structures on the site in the medieval period, it was probably used for agriculture associated with one of the farms along the Barnwood Road. There may be surviving evidence of ridge and furrow or of manuring of the soil.

Bohanam House was constructed in the mid 19th century. Archaeological evidence associated with the construction of the house is also likely to be found on the site. The eastern part of the SUB19 site contained a small 19th century structure that has since been demolished and evidence of this building would also be visible within the archaeological record.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB19 site is of interest because it contains the historic building of Bohanam House. This distinctive building of banded brick has been deemed of enough interest to be included within Pevsner (Verrey and Brooks 2002, p503).

The survival of the adjacent mid to late 19th century houses (6 and 8 Barnwood Road) is not uncommon but these structures hold their own interest as historic buildings of the same date as Bohanam House and historic buildings that have survived within a landscape of predominantly later structures.

The SUB19 site also holds a minor interest in relation to the possible buried archaeology on the site. It is unknown whether Roman or Romano-British archaeological evidence may exist within the site but there is a case to be made that at least evidence of the Roman road would be found during excavations.

3.2 Relative importance of the site

There are no designated heritage assets within the SUB19 site and it therefore holds little national importance. Although there are a number of designated assets within the area of the site, none of them are associated with the site itself. The site bounds part of the Wotton Brook Landscape Conservation Area (LCA) and therefore it holds importance in relation to the setting of this LCA.

3.3 Physical extent of important elements

The physical extent of the important elements of the SUB19 can be easily identified. Bohanam House is a distinctive mid to late 19th century building. The original structure can still be discerned and it forms a prominent part of the Barnwood Road street scene. The historic houses of 6-8 Barnwood Road are of lesser importance than Bohanam House but are still of importance due to their age.

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

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 complete SUB19 site may involve the demolition of Bohanam House and 6-8 Barnwood Road. This would cause **Major Harm** to the heritage assets. Should the buildings be retained within a development scheme, they would need to be altered and adapted to fit the new scheme which would cause **Minor Harm** to the heritage assets.

4.2.3 Settings

Any development within the SUB19 site would have a detrimental impact upon the setting of Bohanam House. Construction of new buildings in the area surrounding the house would cause **Minor Harm** to the setting of the heritage asset. It would also cause **Minor Harm** to views into and out of the SUB19 site.

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

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

To add future protection and recognition of its historic and architectural interest, Bohanam House should be put forward for inclusion in the forthcoming local list. This would be an **enhancement** to the heritage asset.

Removal of the modern care home extensions would be an **enhancement** of the original historic building of Bohanam House.

5. Planning Requirements

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

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

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 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 historic buildings of Bohanam House and 6 and 8 Barnwood Road, to assess the impact of the development upon the structures. This should be in line with relevant guidance produced by Historic England (EH 2006) and the ClfA (ClfA 2014e).
- Setting of Bohanam House to be appraised. This should include assessment of impact for development within the footprint of the existing adjoining care home structures.
- Requirement to retain the original structure of Bohanam House.
- Put forward Bohanam House for local listing.
- Removal of modern care home structures around Bohanam House.
- Key views should be retained with any development.
- 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).
- The design of any development should take into account the setting of Bohanam House and the adjoining Landscape Character Area and should reflect the nature and character of both assets.
- Retention of the existing trees, hedges and screening currently in place. Additional screening to be added where needed to reduce the visual impact of development.
- Full reporting, publication and dissemination of all results.

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 5.

The January 2015 SALA report (GCC 2015a) includes the SUB19 site and describes it as ‘Bohanam House to be retained for care purposes – Community Centre and backland area could still yield residential development and a new community centre’ and ‘Site already used for employment - if redevelopment possible it should be for residential purposes’ (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 original structure of Bohanam House should be left untouched by development. Bohanam House is an important building on Barnwood Road which stands out due to its architectural style. It is a surviving mid-late 19th century Gothic villa that holds local interest. It also forms one of the key views into the site. The area of the building to be retained is marked as **red** on Figure 5.

The mid to late 19th century houses of 6 and 8 Barnwood Road should be left untouched by development. These buildings have local interest as historic buildings within an area dominated by later structures. The area of the houses is marked as **red** on Figure 5.

The area of the SUB19 site has been shown to have the potential to contain archaeological deposits of Roman and later date. The complete area of the site would therefore need 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. This 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 SUB19 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the SUB19 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 1.715 hectares of the site, a total area of 0.044 hectares would be unavailable leaving an area of **1.671 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	Name	Period	Type	Details
GUAD14	Barnwood	Palaeolithic	Axe	Stray find of Palaeolithic axe
GUAD26	Hamer Street	Romano-British	Coin	4 th C coin of Constantine II found on allotment
GUAD651	148 London Road	Medieval	Watching Brief	Metalled surface embedded with medieval pottery
GUAD740	2a Grosvenor Road	Post-medieval	Ring Mould	Broken stone ring mould found in garden, used for making seven different finger rings
GUAD944	17 Barnwood Road	-	Watching Brief	Only soils and natural geology revealed
GUAD1042	Gloucestershire Royal Hospital	-	Watching Brief	Only soils and natural geology revealed
GUAD1474	Hamer Street	Modern	Watching Brief	18 th and 19 th C plough soils and 19 th and 20 th C garden or rubbish tip soils revealed
GUAD1547	St Peter's School, Horton Road	-	Watching Brief	Only soils and natural geology revealed
GUAD1559	18 Argyll Place	-	Watching Brief	Only soils and natural geology revealed
GUAD1608	2 Riversley Road	-	Watching Brief	Only soils and natural geology revealed
GUAD1779	119 London Road	Post-medieval Modern	Watching Brief	Post-medieval cambered and metalled surface, 19 th -20 th C metalled driveway and 19 th C demolition rubble
GUAD1792	6 Armscroft Crescent	Modern	Watching Brief	19 th and 20 th C make-up layers
GUAD1801	12 Argyll Road	-	Watching Brief	Only soils and natural geology revealed
GUAD1822	Barnwood Road/ Wotton Brook	Medieval	Watching Brief	Sunken street with metalled surface, found during sewer scheme
GUAD1823	Barnwood Road/ Wolseley Road	Medieval	Watching Brief	Sunken street with metalled surface, found during sewer scheme
GUAD2134	Land at Horton Road	-	Desk-Based Assessment	Revealed potential for pre-20 th C archaeological remains
GUAD2159	Land at Horton Road	Roman-British Medieval	Evaluation	Two Romano-British ditches, three medieval ditches, large amounts of RB pottery suggestive of settlement within the area
GUAD2194	The Old House, 30 Barnwood Road	Medieval Post-medieval	Building Recording	Assessment revealed cruck building of early 16 th C with late 16 th C and later alterations or additions
NHLE 1245740	Parkfield 115 London Road	Post-medieval	House	Grade II listed. Red brick house of c1800 set back from road within grounds.
NHLE 1271565	Old Rectory 16 Barnwood Road	Medieval Post-medieval	House	Grade II listed house, formerly rectory, originally farmhouse. 16 th C or earlier, altered in 17 th C with early to mid 19 th C alterations in Tudor style.

NHLE 1271566	The Old House, 30 Barnwood Road	Medieval Post- medieval	House	Grade II listed former farmhouse of Wotton Farm. Timber frame with stuccoed brick. 16 th C, remodelled in 17 th C and extended in 18 th C with alterations of 19 th and 20 th C.
NMR 1570100	144 London Road	Anglo- Saxon	Cross-shaft	Mid 9 th C cross-shaft fragment found in 1889 during excavations for new house. Probably part of rubble removed from St Oswald's Priory used for road repair in 17 th C.
NMR SO81NW 455	The Red House 25 Barnwood Road	Modern	Villa	Substantial detached villa built in 1902-3 in a loosely Domestic Revival style. Not suitable for listing in 2007.

II. Plates



Plate 1: Bohanam House from the north east



Plate 2: Bohanam House from the north



Plate 3: Bohanam House from the north west showing care home extensions



Plate 4: Bohanam House from the south at the Wotton Brook



Plate 5: Bohanam House from the south east showing care home extensions



Plate 6: 6 and 8 Barnwood Road from the south



Plate 7: Elmscroft Community Centre from the south west



Plate 8: Elmscroft Community Centre from the north east



Plate 9: West elevation of Elmscroft Community Centre

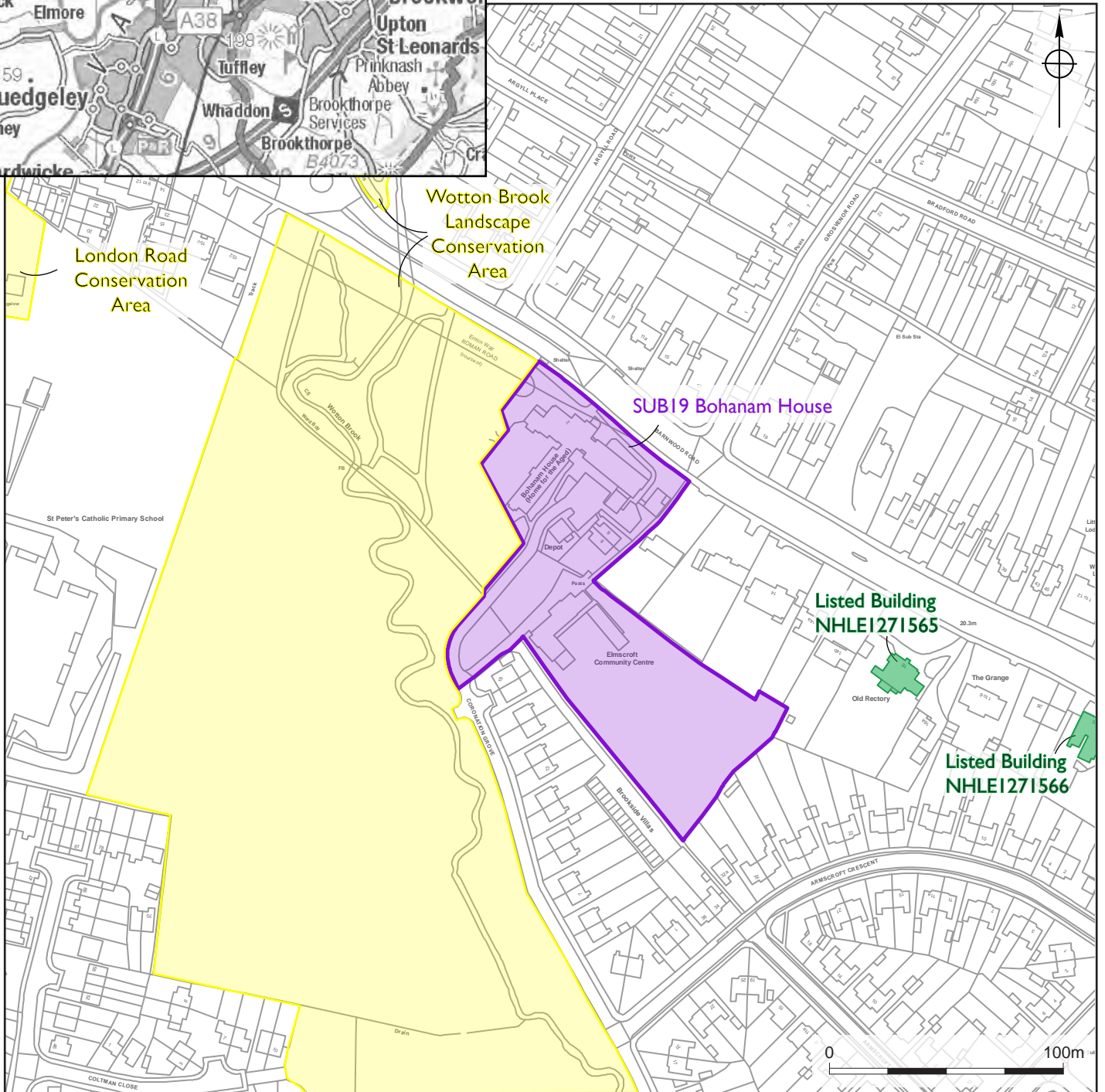
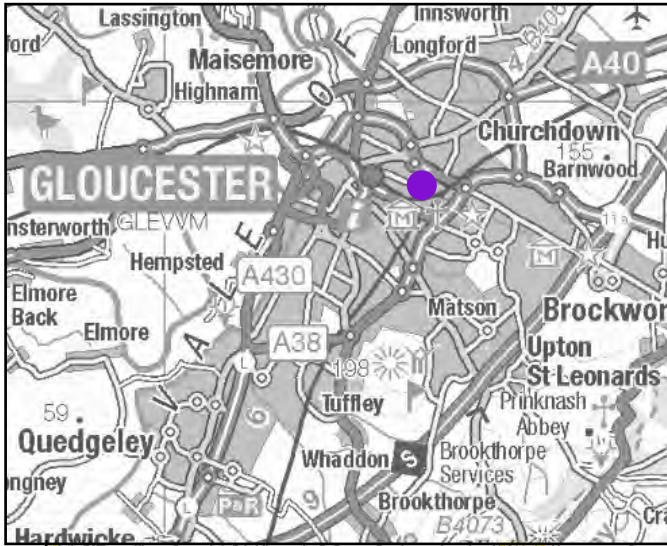


Plate 10: Elmscroft Community Centre field from the south west



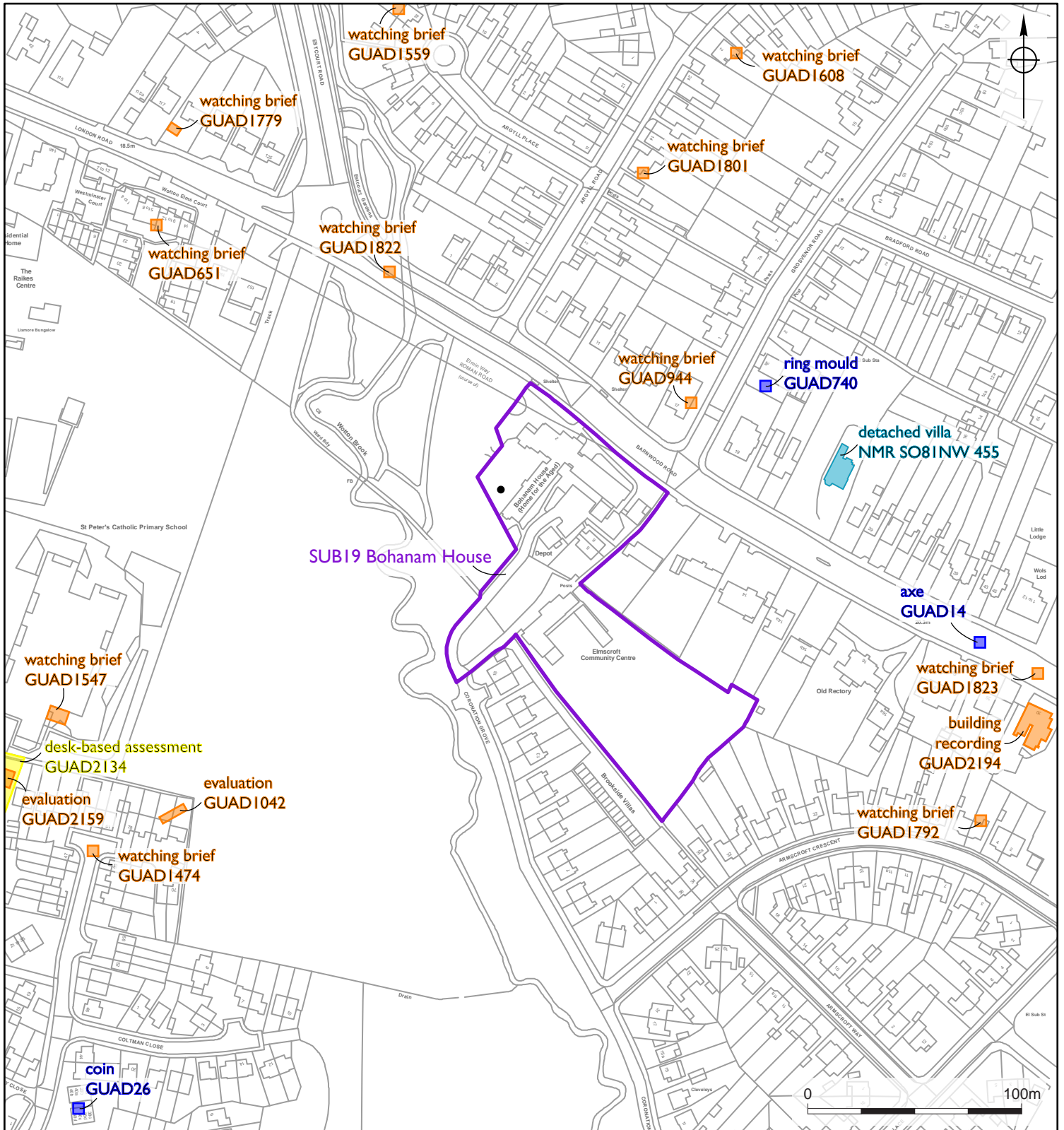
Plate 11: Elmscroft Community Centre field from the north east

12. Figures



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Figure I - Site Location



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Figure 2 - Archaeological Information



1583 Saxton map



1811 Dawson map

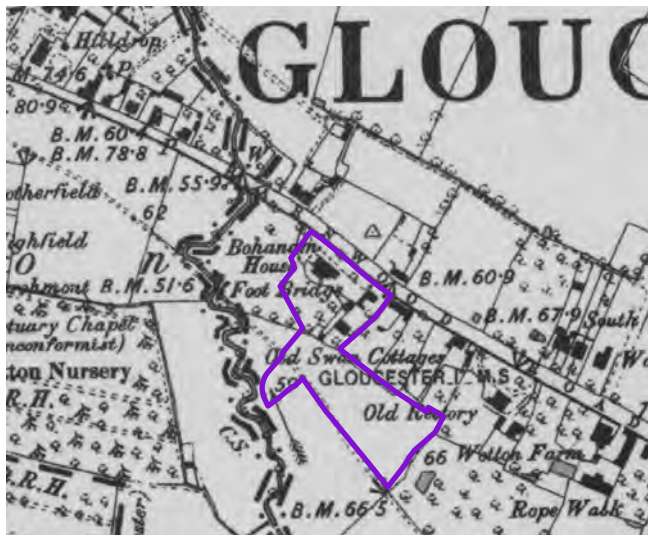


1794 Cary map

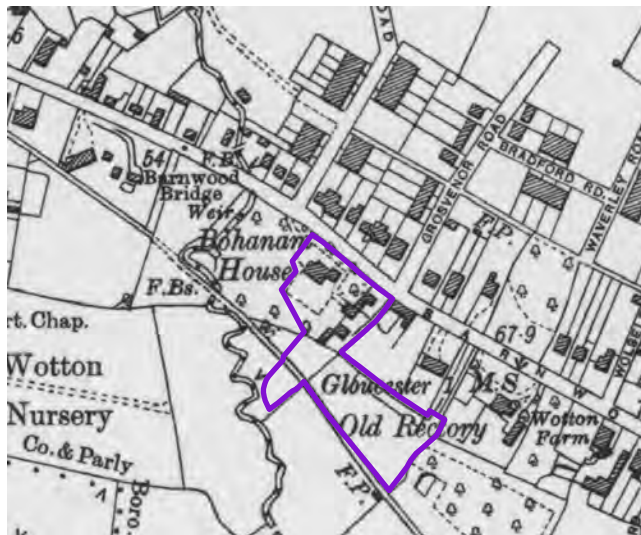


1828 Ordnance Survey

Figure 3 - Historical mapping



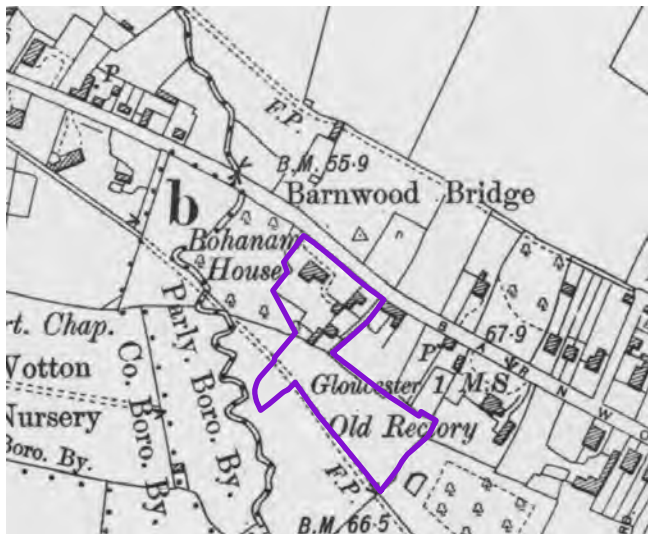
1884 Ordnance Survey



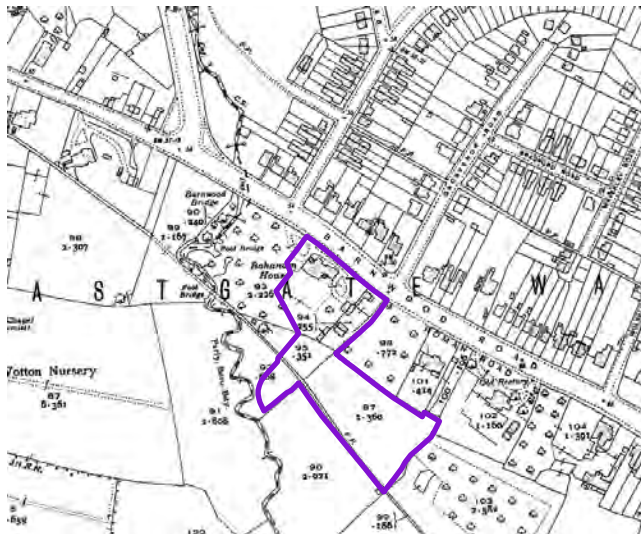
1924 Ordnance Survey



1942 Land Utilisation Survey



1903 Ordnance Survey

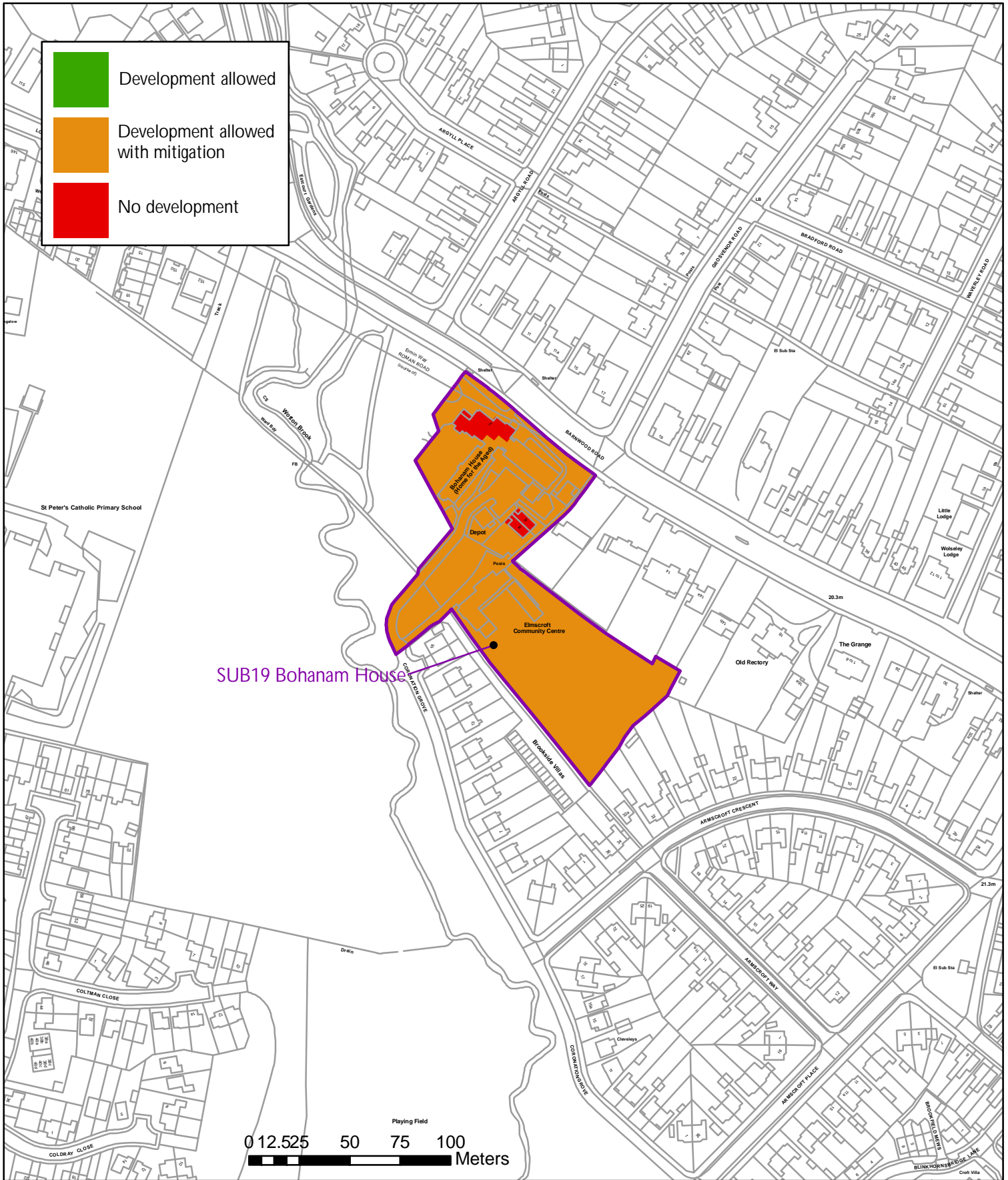


1936 Ordnance Survey



1955-56 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 Recommendations