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**Shorncote Quarry: excavations of a Late Prehistoric Landscape in
the Upper Thames Valley, 1997 and 1998**

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The Archaeology and History of the Former Bryan Brothers' Garage Site, Deanery Road, Bristol: the evolution of an urban landscape

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With contributions by Roger Leech, Gail Stoten and Keith Wilkinson

INTRODUCTION

This report presents a summary of the results of archaeological evaluation, excavation, geoarchaeological sampling and monitoring carried out between July 2000 and May 2001 by Cotswold Archaeological Trust (CAT), since renamed Cotswold Archaeology (CA), on land to the south of Deanery Road, Bristol, to the west of the site of the medieval abbey of St. Augustine (Fig. 1). The work was undertaken on behalf of Crosby Homes (Special Projects) Limited (then Beaufort Western Limited) prior to redevelopment. Detailed contextual information and finds and geoarchaeological reports can be found within the various CAT typescript reports referenced below, which may be consulted within the site archive, to be deposited with Bristol City Museum (accession number BRSMG 2000/28).

The fieldwork revealed the remains of a previously unknown dovecote and of residences built in the 18th century, and gathered new information about the Neolithic and later palaeoenvironment. To understand the results of the excavation and to place the Deanery Road site within its historic landscape, detailed historical research was undertaken for the area. A general archaeological and historical background is given below and the detailed historical research is presented within an appendix. The results of the fieldwork follow the general background, and the archaeological and historical data are then brought together in the discussion.

Location and Geology

The site, at O.S. Nat. Grid ST 5812972626, is located within a narrow valley that is now largely obscured by the modern urban landscape. It is dominated and bounded to the north by a viaduct built in 1869 to carry Deanery Road across the valley and is bordered to the south by Anchor Road and Lower College Street, to the east by Lower Lamb Street and to the west by Partition Street (Fig. 2). Most of the site has been levelled, at approximately 50 m above O.D., during previous development including the construction of the Bryan Brothers' garage *c.*1960. The solid geology of the site is sandstone of the Mercian Mudstone (Triassic) group (BGS 1974).

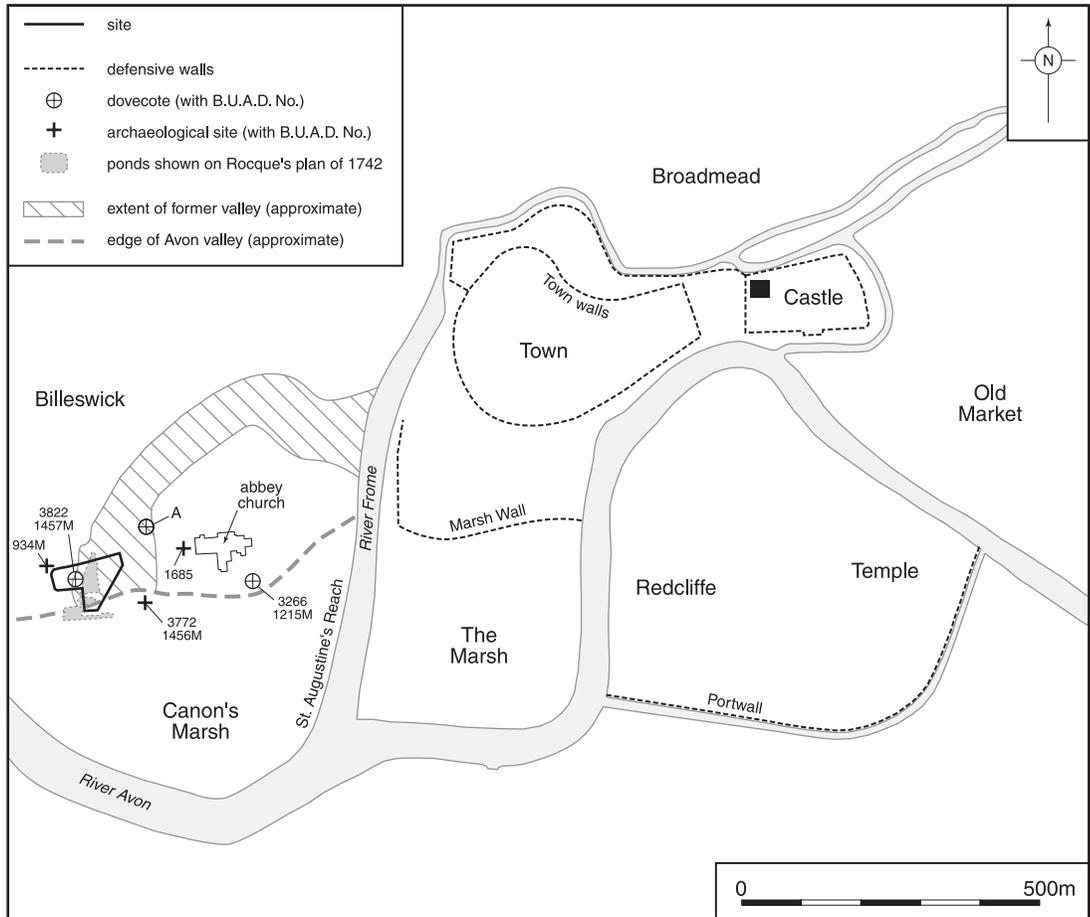


Fig. 1. Location of the Deanery Road site in relation to medieval Bristol and earlier topography.

Archaeological and General Historical Background

A desk-based assessment concluded that no archaeological work had been undertaken on the site previously (Burchill 2000). However, by utilising historical summaries and evidence from archaeological work in the vicinity, the assessment identified a number of features that may have been located within the site and for which archaeological evidence might survive. Features and sites mentioned in this report are cross-referenced by their numbers in the Bristol Urban Archaeological Database (B.U.A.D.) and appropriate ones are shown on Fig. 1. Numbers with no suffix represent events, e.g. archaeological interventions; those with the suffix 'M' represent monuments, e.g. dovecotes and barns.

The Saxon town of Bristol (Brcyg-Stow) was founded on a well-defended promontory between the rivers Frome and Avon, probably *c.* A.D. 1000 (Ponsford 1987, 145). The Deanery Road site lies some 850 m to the south-west in the parish of St. Augustine the Less and the historical suburb of Billeswick, which is also thought to be of pre-Norman origin (*ibid.*). It also lies 150 m to the

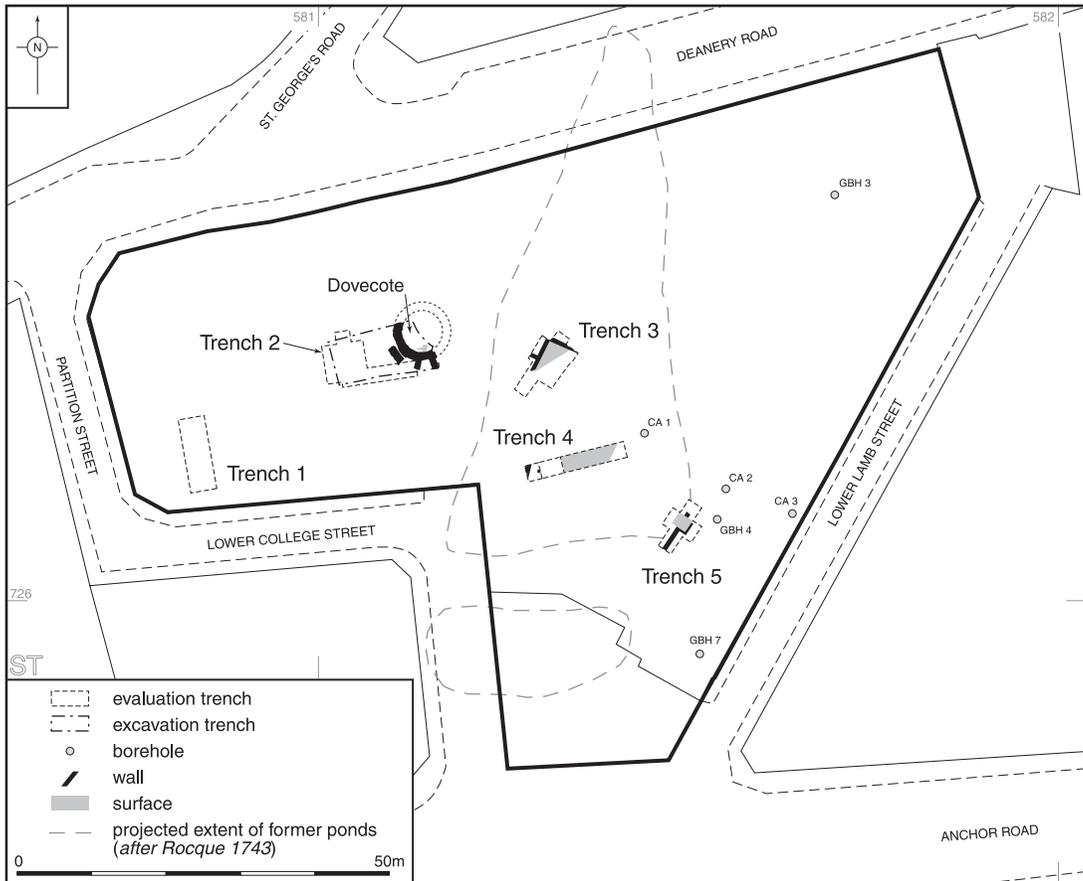


Fig. 2. Location of the boreholes and the evaluation and excavation trenches.

west of the former abbey of St. Augustine, founded by Robert FitzHarding in 1140, the church of which is now Bristol Cathedral.

During the medieval period the site belonged to the abbey and lay within a narrow valley immediately to the west of the abbey's outer court, where the day-to-day activities of running the abbey took place. It is likely that brewing, malting and stabling were among those activities, and accommodation for the abbey's lay workers may also have been provided here (Bryant 2000, 6). Excavations at Anchor Road in 2001 revealed evidence for an aisled barn, stabling and a possible fishpond on the western side of the outer court (Fig. 1: B.U.A.D. 3772/1456M). There may also have been monastic fishponds within the valley west of the outer court. Certainly there were large ponds there in 1742 (Figs. 1 and 3) and these may well have been monastic in origin. From the early 13th century piped supplies of water were brought to the abbey and nearby St. Mark's Hospital via a conduit leading from springs in the Jacob's Wells area, and one of these pipes, known as Gaunt's Pipe, may have passed through the Deanery Road site (see Appendix, The Medieval Water Supply, for further detail).

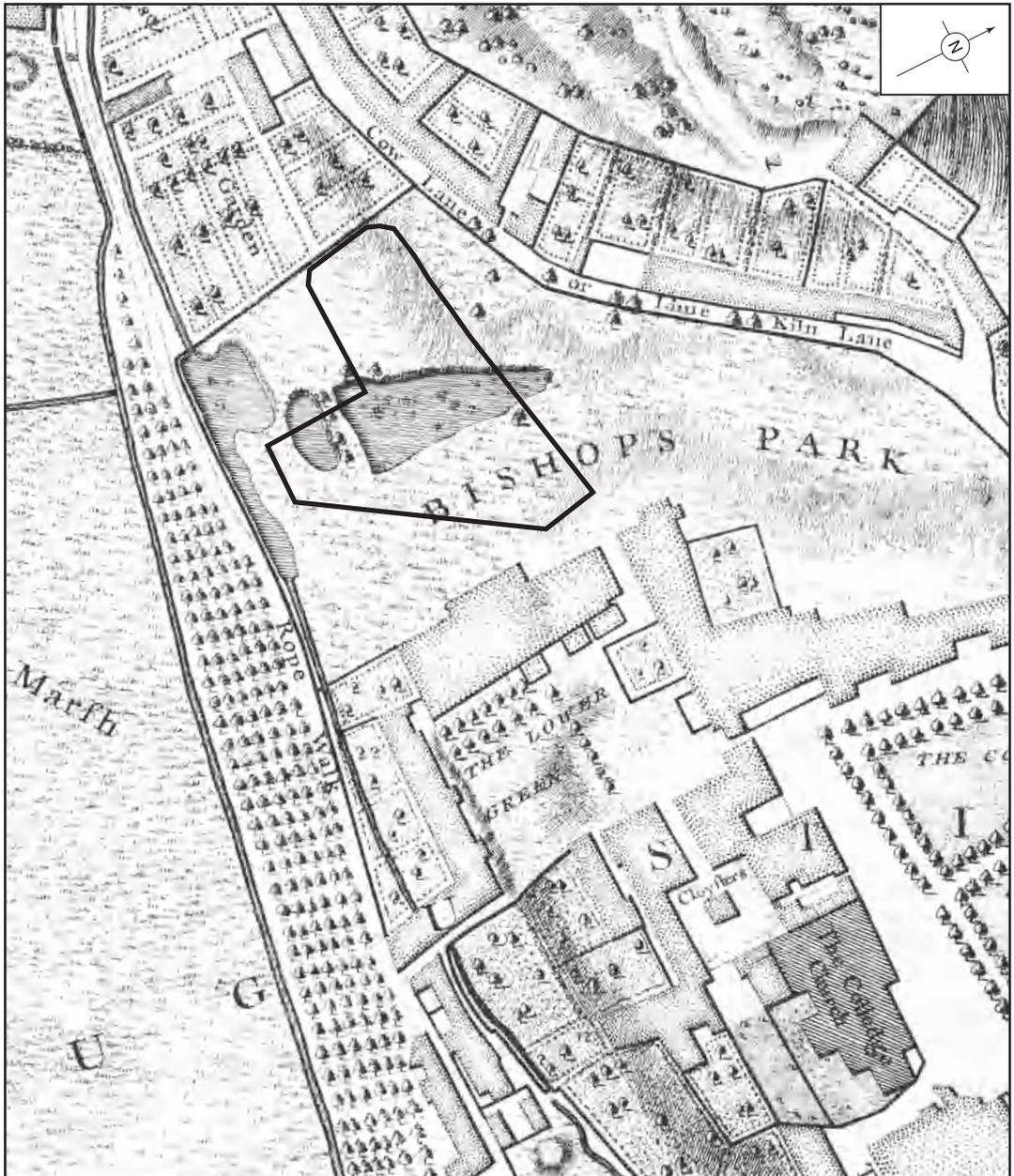


Fig. 3. Detail from John Rocque, *A Plan of the City of Bristol...1742 (1743)* with the outline of the Deanery Road site superimposed.

The abbey surrendered to the Crown on 9 December 1539, and its church became the cathedral for a new diocese in 1542 (Betty 1996, 25). The cathedral was endowed with most of the abbey's properties and lands in Bristol (Kirby 1970, 113) but by the 1770s the Deanery Road site was in an area of episcopal property known as Bishop's Park (ibid. 71). Documentary research undertaken by Dr. Roger Leech sheds further light on the episcopal endowments; he suggests the bishop's park was formerly the abbot's park, and was acquired by the bishop in 1542 following the Dissolution (see Appendix, The Bishop's Park, for detailed history). The abbot's lodging also passed to the bishop and became the bishop's palace, but was separated from the bishop's park by parts of the precinct owned by the dean and chapter.

The bishop's park probably remained undeveloped grassland or pasture until the mid 1770s. Following a lease from the bishop to Samuel Worrall in 1770, with covenants that it be developed for housing, new streets were laid out and a housing estate built over the former park from around 1775 (for further details see Appendix, The Bishop's Park; The Buildings of Worrall's Development). The Bishop's Park estate remained largely intact until the early 20th century, when clearance of many of the worst slum areas of St. Augustine's began. By the late 1950s houses in College Street had been demolished to make way for a new garage, built for the Bryan Brothers in the early 1960s. The garage survived as a going concern until the late 20th century and was demolished shortly before the archaeological evaluation of the Deanery Road site in 2000.

FIELDWORK

Proposed redevelopment of the site in 2000 with a mix of residential and commercial properties prompted a programme of archaeological investigation, all of which was carried out in accordance with briefs prepared by Bob Jones, Bristol City Council Archaeologist. An archaeological evaluation of the site was carried out in July 2000, when five trenches were excavated across the development area (Fig. 2). Trench 2 was intended to locate any surviving evidence for the edge of the triangular pond shown on Rocque's plan of the area (Fig. 3). Excavation followed in November 2000, which again focused on the assumed location of Rocque's triangular pond (Barber 2001). It should be noted that the siting of both evaluation trench 2 and the excavation trench was based on an alignment of Rocque's 1742 plan with modern mapping (see Figs. 1–4), and that the projected location of the ponds reflects the absence of any excavated evidence for the triangular pond during the course of this project. Archaeological boreholes (Fig. 2: CA 1, 2 and 3) were drilled in December 2000 to examine clay and peat deposits lying within the former valley bottom, and a watching brief was subsequently undertaken during construction in 2000 and 2001.

Preliminary analysis of the material from the boreholes, and from earlier geotechnical boreholes from both the site (Fig. 2: GBH 3, 4 and 7) and from recent fieldwork at Canon's Marsh to the south-east, has revealed important new data regarding the Neolithic and later prehistoric palaeoenvironments of what is now central Bristol (Wilkinson 2002). The results of detailed analysis of these and of further archaeological boreholes taken at Canon's Marsh are to be published elsewhere, but the main conclusions derived from the preliminary analysis are summarised below.

RESULTS

Based on analysis of the stratigraphic relationships and dating evidence, the results of the evaluation, excavation, boreholes and watching brief have been phased into three broad periods of activity: prehistoric to early medieval, medieval, and post-medieval and modern.

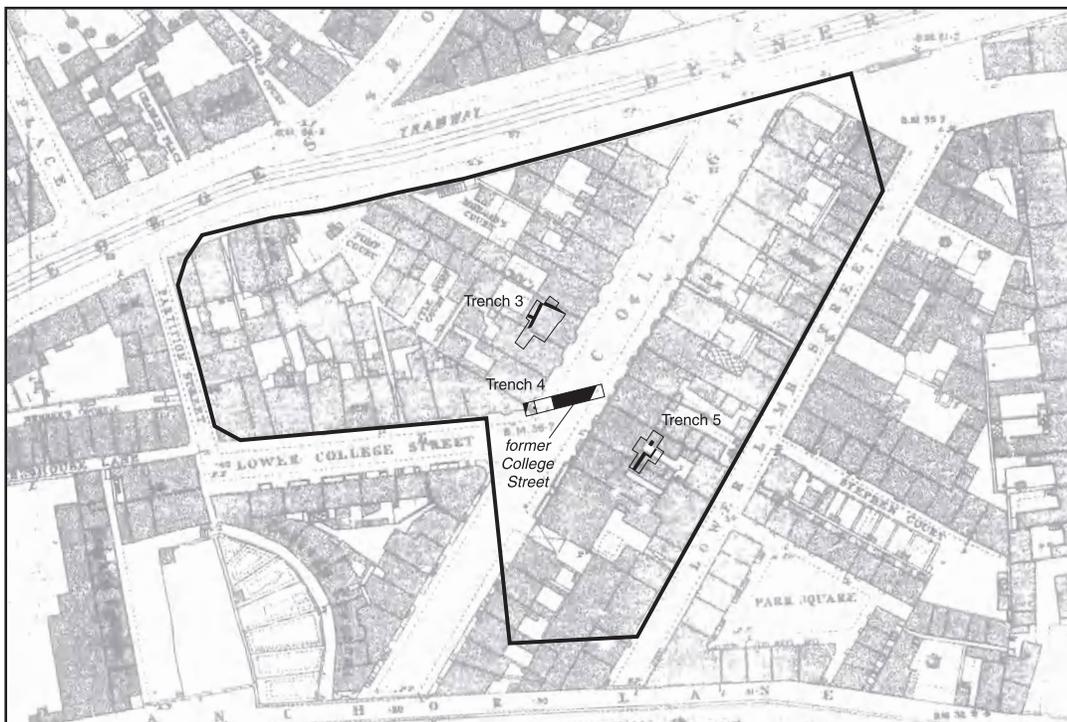


Fig. 4. Detail from the Ordnance Survey map of 1884 (1:500, Gloucestershire sheet LXXV.4.3), showing the location of the evaluation trenches containing 18th-century and later remains.

Period 1: prehistoric to early medieval (to A.D. 1066) by Keith Wilkinson

The boreholes yielded the earliest recorded evidence for human activity in the vicinity of the site. Chronology is based on two radiocarbon determinations obtained from strata in borehole CA 2 (Table 1). Six stratigraphic units were recognised in boreholes CA 2 and 3 and GBH 3, 4 and 7 (Fig. 2). The base of the sequence rested on Triassic sandstones, formed between 250 and 200 million years ago. The top of this sandstone had weathered and undergone soil formation, perhaps as recently as the Late Quaternary (118,000 to 9300 B.C.). Overlying this was a thin mineral silt/clay layer that appeared to have formed on a floodplain of the Avon in the Mesolithic period, sometime between 10,000 and 4000 B.C.

Table 1. Details of radiocarbon determinations for strata in borehole CA2.

Laboratory no.	Sample height (m above O.D.)	Radiocarbon age BP	Calibrated date range (95.4% confidence)
Wk 10946	3.31 – 3.33	4594 ± 63	3550 – 3050 cal. B.C.
Wk 10947	2.48 – 2.50	5174 ± 61	4220 – 3790 cal. B.C.

As a result of movement of the course of the river, or because deposition on the floodplain outstripped base sea level rise, the area became marginalised, leading to the formation of organic

mud strata from around the beginning of the Early Neolithic (Wk 10947 4220–3790 cal. B.C.) onwards. The relatively well-preserved pollen grains from this stratum suggest that at this time the site comprised freshwater pools at the floodplain edge, around which stood alder forest. Further away, on the surrounding high ground, forests dominated by lime trees had developed and there is evidence in this part of the sequence for burning and the influx of ash, perhaps as a result of localised forest clearance.

During the Middle Neolithic (3600–2800 B.C.) sea level rose and, following a marine incursion of the site around 3500 B.C., the alder woodland declined and peat developed in freshwater conditions. On the higher ground clearance of the forest continued. By 3000 B.C. (Wk 10946 3550–3050 cal. B.C.), sea level had risen once more and the site became part of the intertidal zone. Consequently mineral silts and clays were deposited in a saltmarsh environment. Sometime later, perhaps in the Bronze Age (2400–700 B.C.), the site was briefly exposed once more to terrestrial processes. Evidence for burning suggests short-lived exploitation of the marsh at this time. Two subsequent episodes of similar saltmarsh exploitation were recognised but undated (Wilkinson 2002).

Period 2: medieval (A.D. 1066–1542)

The earliest feature encountered during excavation was the remains of a circular stone-built structure (Figs. 5 and 6), with footings (1019) of unmortared sandstone set within a foundation trench (1018) cut through bedrock. Set upon footings 1019 was the base course of a mortared sandstone wall (1020), between 1.2 and 1.4 m wide, above which only a few stones of the next course (1025) survived. Abutting basal wall course 1020 was an internal compact clay and sandstone floor make-up layer (1021). The floor (1022) above this had been largely removed, although a few floor slabs survived *in situ* (Fig. 5). The internal diameter of the structure (the floored area) would have been approximately 5 m, with an external diameter of approximately 8 m.

Set into make-up layer 1021, a finely constructed subterranean stone drain (1041) ran centrally through the structure beneath slab floor 1022. The drain discharged beneath the wall into a 0.8 m-deep external sluice area, defined by two large buttresses (1026 and 1027) that were bonded to the main structure. The drain continued to the south, beyond the southern limit of excavation.

Interpretation of the circular stone structure is hindered by both severe truncation and the limited area exposed. While it is possible that it could have been part of a water management system, either for the ponds shown on Rocque's 1742 map (Fig. 3) or some kind of cistern or filtration tank for Gaunt's Pipe, it was most probably a medieval dovecote. No trace of any nesting boxes survived but its similarity in form to other excavated medieval dovecotes is striking. The 13th/14th-century dovecote excavated at Harry Stoke (Young 1995, 31) was almost identical in diameter (4.8 m internally and 7.8 m externally). Dovecotes were also often sited next to water, for the birds to bathe in and drink from (Hansell and Hansell 1988, 78), so its location next to a fishpond of probable medieval origin supports this interpretation.

Immediately west of the dovecote was an area of compact, unmortared, large sandstone pieces (1028). The function of this stonework is uncertain, although its proximity to wall 1020 suggests that it may have acted as a hardstanding, perhaps in front of a door. Further to the west of the dovecote, clay and rubble deposits (1044, 1045 and 1048) overlay the bedrock. These deposits appear to represent levelling activity contemporary with construction of the dovecote.

No pottery was recovered from any of these features, although residual medieval pottery ranging in date from the early to mid 12th century to the mid 14th century was recovered from the overlying debris/dump deposits (see below).

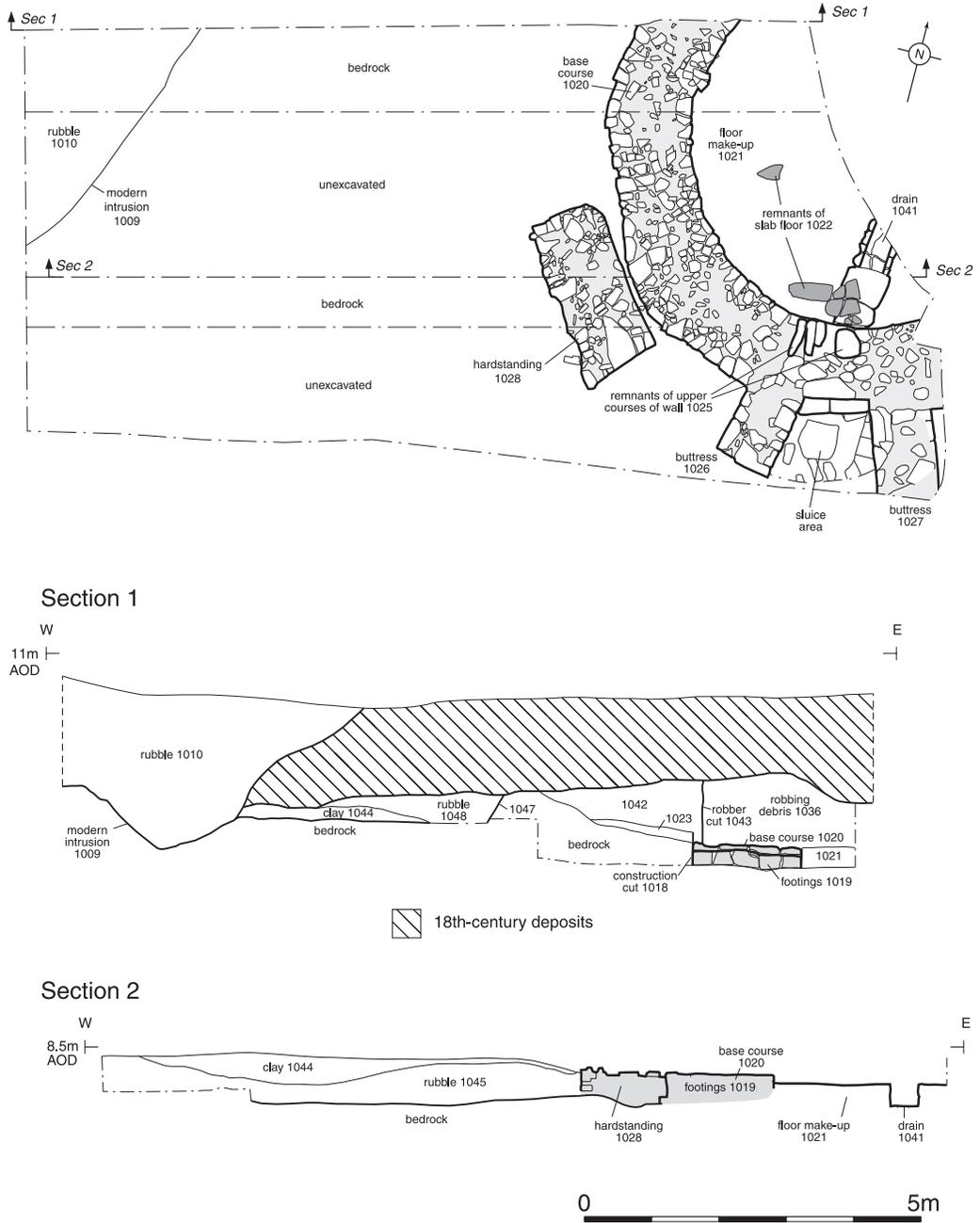


Fig. 5. Plan and sections of the dovecote.



Fig. 6. The excavated part of the dovecote looking north (scales in 0.5-m increments).

Period 3: post-medieval and modern (A.D. 1542–2001)

The dovecote eventually fell out of use and was dismantled to its foundations (Fig. 5: robber cut 1043). Artefacts recovered from the robbing debris 1036 were limited to small fragments of post-medieval slate unsuitable for more exact dating.

Robbing debris 1036 was overlain by 18th-century debris/dump horizons (Fig. 5), which had also been encountered within evaluation trench 2. These deposits contained pottery typical of the local wares of this period, as well as residual sherds of 12th- to 14th-century pottery, but pottery dating between the mid 14th and mid 17th centuries was noticeably absent.

Eighteenth-century and later walls and surfaces were present in the evaluation trenches 3, 4 and 5 (Fig. 2). By comparing the location of these features with 19th-century map evidence, it has been possible to identify these as the remains of buildings to either side of the former College Street, and, in trench 4, as College Street itself (Fig. 4). The watching brief recorded further evidence of infilled cellarge associated with the 18th-century and later properties, and substantial areas of disturbance by modern concrete foundations on the Lower Lamb Street, Partition Street and Deanery Road frontages.

DISCUSSION

The Early Landscape

Using the borehole evidence from Deanery Road and Canon's Marsh, the excavated evidence from Deanery Road and Anchor Road, and the topographic detail indicated on Rocque's plan of 1742 in conjunction with the modern townscape, the early topography of the area can be suggested (Fig. 1). Altogether the evidence shows that the Deanery Road site lies within a former valley running from north-east to south-west and opening into a former channel of the Avon. Rocque's plan and the modern topography suggest that the valley extended to the present site of the Bristol Hippodrome, and that it may have been carved by a former course of the Frome.

The valley of the Avon, the northern edge of which ran broadly east to west just to the north of Anchor Road (Fig. 1), was formed during the Pleistocene Period (523,000–118,000 B.C.; Wilkinson 2003, 8). Boreholes from Canon's Marsh suggest that the river then deposited fluvial gravels of the Avon Formation along the base and sides of the valley, probably up until the Upper Palaeolithic (30,000–10,000 B.C.). Subsequently, between the Mesolithic and early medieval periods (10,000 B.C. to A.D. 1066), the deposition of both alluvial and intertidal silts and clays formed the floodplain that now extends across the entire Avon valley in this location.

Early Settlement and Seasonal Exploitation

By the Early Neolithic (Wk 10947 4220–3790 cal. B.C.), evidence for localised clearance of lime/oak forest, probably on the higher ground to the north and west, suggests that land was being prepared for agricultural use and settlement. While there is no direct evidence for the use of the site itself, it is possible that its location on the edge of the floodplain and its freshwater pools would have led to its exploitation in some form. Evidence for forest clearance continues in the Middle Neolithic (around 3500 B.C.) suggesting that, despite the sea level rise and some marine incursion of the site, settlement and agricultural exploitation of the surrounding area continued and possibly intensified.

Rising sea levels led to a drastic change by the Late Neolithic (3000–2400 B.C.), when the valley was inundated with sea water and the site became the edge of a saltmarsh. It is not clear whether exploitation of the higher ground continued, but evidence suggests short-lived exploitation of the marsh during a brief return to terrestrial conditions in the Bronze Age (2400–700 B.C.), implying occupation in the vicinity of the site at that time. Subsequent (but undated) evidence suggests further episodes of saltmarsh exploitation between the Bronze Age and medieval periods, even if only on a seasonal basis, as seen elsewhere on the Severn Estuary levels (Rippon 1997, 56–185).

Urban Origins and the Impact of the Abbey

By the Late Saxon period (A.D. 850–1066) the accumulation of silts and clays in the Avon valley had created a floodplain, including the area now known as Canon's Marsh and probably also the marsh to the south of the Saxon town. No evidence for the use of the site during this period was retrieved, suggesting that this area was marginal to the early town. The secluded nature of this land, and the large area of marsh available for agricultural use to anyone with the resources to drain it, made this an ideal place to establish a new Christian community. Hence, in the mid to late 12th century, the Augustinian abbey was founded 150 m to the east of the site, overlooking the marsh that it was to exploit so successfully over the coming centuries.

While the area may have been previously utilised for agriculture on an *ad hoc* basis it is likely that by the end of the 12th century the abbey had begun to manage the landscape more systematically to supply much of the agricultural produce it needed. Water management was a crucial factor, both

the supply of fresh water to the abbey and the draining of the marsh for agriculture. Documentary evidence suggests that a conduit supplied fresh water to the abbey by the early to mid 13th century (Appendix, *The Medieval Water Supply*) and that hay crops were being gathered from the marsh by the 15th century (Beachcroft and Sabin 1938, 28, 112–13). Part of the abbey's management scheme may have involved the formation of one or more fishponds at this time; one such feature may have been revealed by excavations undertaken in 2001 some 80 m to the east of the Deanery Road site at Anchor Road (Fig. 1: B.U.A.D. 3772/1456M). The valley running through the Deanery Road site may also have been chosen as the location of fishponds around this time, and these may have survived to be shown on Rocque's plan of 1742 (Fig. 3).

The Impact of Urban Expansion in the 13th Century

By the mid 13th century major new port facilities had been constructed at St. Augustine's Reach to the south-east of the abbey and a new circuit of town wall (the Portwall) had been built to enclose two newly wealthy suburbs, Redcliffe and Temple, on the south side of the Avon (see Fig. 1). A new bridge was built over the Avon and Bristol began to prosper from the flourishing textile industry and the vibrant trade passing through the port (Lobel and Carus-Wilson 1975, 6–10).

The rapid expansion of the 13th century saw development encroaching into formerly peripheral areas of the town, and meant increased wealth for both the town and the abbey. The east end of the abbey church was subject to an ambitious programme of rebuilding between 1298 and 1348 (Betty 1996, 11–17), and a major two-storeyed range was built on the west side of the cloister (Fig. 1: B.U.A.D. 1685). The archaeological record shows that this was matched by new building in other areas of the abbey precinct. An aisled barn was constructed in the 13th or 14th century (Fig. 1: B.U.A.D. 3772/1456M) in the area of the later Anchor Road. This formed the western side of a new outer court of the abbey, shown as 'The Lower Green' on Rocque's plan (Fig. 3), and suggests that the abbey lands were encroaching westwards at this time. This may also have been when fishponds were created in the narrow valley to the west of the outer court.

This period also saw the construction of a number of dovecotes in the area. Medieval dovecotes were substantial material assets and a sign of status, and few landowners failed to exercise their prerogative to build them, as evidenced by the lords of Berkeley Castle, whose estate records show they had a dovecote on each manor and almost every farmstead in the 12th century (Hansell and Hansell 1988, 75). Two dovecotes other than that uncovered in the Deanery Road excavations are known to have existed at St. Augustine's Abbey by the 14th century. The first was excavated in 1979 at the Cathedral School (Boore 1979; Fig. 1: B.U.A.D. 3266/1215M). The second was recorded in the 14th century when the 4th Lord Berkeley included in the endowment of a chapel in Bristol in memory of his mother 'an house before the gate of St. Augustine's Monastery with the garden and dovehouse thereof'; its possible location on the eastern edge of the valley is indicated by 'A' on Fig. 1 (Hansell and Hansell 1988, 79).

Although the Deanery Road dovecote is undated, a 13th/14th-century date would fit the pattern of both dovecote construction and the expansion of abbey holdings to the west of the original precinct at that time. Set within the abbot's park, the Deanery Road dovecote must have belonged to the abbot, and was undoubtedly a prominent landscape feature. As well as a sign of status, the dovecote performed an important function, providing a supply of fresh meat from young doves and pigeons to the abbey all year round. In this respect, the structure fitted well into the existing agrarian landscape, and helped the abbey to maintain a supply of meat either for consumption or exchange. Despite the growing impact of urban expansion on this peripheral area of the town, the Deanery Road site still remained part of an essentially agrarian landscape during the medieval period, effectively separated from the edge of the urban area (i.e. the outer court of the abbey) by the valley.

The Post-Medieval Period

The surrendering of the abbey to the Crown on 9 December 1539 (Bettey 1996, 25) undoubtedly signified a distinct change in the utilisation of the local landscape. The abbey had, until then, exploited the natural resources of the marsh, probable fishponds, and nearby springs of water. To the east of the valley it had expanded to fill the space between the cloisters and valley edge, and a number of dovecotes had been built as its prosperity grew.

Following the Dissolution the nave of the abbey church was demolished (*ibid.* 25). What was left of the church subsequently became the cathedral of the diocese of Bristol created in 1542, but there was little in the way of new building activity in the abbey precinct in the post-medieval period. Whether the dovecote was dismantled following the abbey's dissolution, as was suggested for the dovecote at the cathedral school site (Boore 1979, 198), or whether it continued to be used by the bishop, is unclear. Although the bishop would have been in residence less often than the abbot before him he may still have had a use for a dovecote (Roger Leech *pers. comm.*).

Renewed Urban Expansion in the 18th Century

It may be that the dismantling of the dovecote was contemporary with the deliberate infilling of the ponds, and that both events were related to the redevelopment of the site by Samuel Worrall in the late 18th century. The failure to discover evidence for the ponds (or their infilling) suggests that the triangular pond lay to the east of the excavation area (see Figs. 1–3).

Worrall must have invested considerable effort and sums of money in organising the large-scale landscaping apparent from the excavations. This raised the level of the land and would have made his development more attractive for investors and builders. The results of Worrall's investment were recorded during the archaeological excavations, in the form of the cellars and walls associated with the 18th-century residences built on the bishop's park and also of the surface of the former College Street. Worrall's efforts completed the transformation of the site from a quiet rural enclave on the periphery of the town to a bustling suburb within Bristol's growing urban landscape.

APPENDIX

DETAILED HISTORICAL BACKGROUND

The Medieval Water Supply by Simon Cox

A medieval conduit, known as the Conduit of St. Mark's Hospital or 'Gaunt's Pipe', formerly ran along St. George's Road, bringing piped supplies of water to St. Mark's Hospital and St. Augustine's Abbey from the early 13th century. The origins of the pipes supplying these establishments are recorded in the cartularies of St. Mark's Hospital and St. Augustine's Abbey. By a charter of *c.*1205 × 1235 Roger, lord of Clifton, granted springs and water-courses 'arising in the croft once held by Adam the reeve' [in what is now the Gorse Lane area] and 'above the canons' conduit' to the abbey of St. Augustine (Walker 1998, 387–8). A property containing a spring close to the present Constitution Hill was granted to Henry of Gaunt, master of St. Mark's Hospital, by Ignatius of Clifton *c.*1235–45, for a rent of three shillings a year (Ross 1959, 257), the grant allowing Henry and his successors to dig and lead water away from the spring to wherever they wished. Presumably Gaunt's Pipe was created shortly thereafter, as the same annual rental of three shillings was still being paid to the lords of Clifton by the City in the year 1566–7, when 'the conduit of water coming to Sainte' Awstens Grene' is mentioned (Livock 1966, 66).

The conduit was recorded by the 1373 perambulation of the new county of Bristol (Harding 1930, 154–5). A plan dated 1866, made during the replacement of lead pipes in the conduit with iron, shows Gaunt's Pipe running across the north side of College Green to a cistern on the corner of Unity Street, the present day HSBC bank (BRO, Plan book D, f. 33). A plan of 1742 by William Halfpenny suggests that the pipes of St. Augustine's Abbey and St. Mark's Hospital, although coming from separate springs, were channelled into a single conduit running under the centre of the present day Jacob's Wells Road (ibid. Plan book B, 1c). A spur may have branched from the conduit near the junction of Deanery Road and Partition Street (see Fig. 1: B.U.A.D. 934M), with a separate pipe or 'feather' crossing the Deanery Road site from north-west to south-east on its way to the outer court of the abbey, now Lower College Green (Lobel and Carus-Wilson 1975, 9).

The Bishop's Park by Roger Leech

Hitherto the origins of the bishop's park have been unclear. Isabel Kirby (1970, 71) wrote that 'how and when it became episcopal property is not known' but this is not strictly correct. The origins of the bishop's park are set out within the papers for a lawsuit of the 1770s (PRO, KB101/2/10; BRO, DC/E/40/28/2) that related to a dispute between the dean and chapter of the cathedral and Samuel Worrall, esq., of Clifton. The dispute centred on the demolition of a small part of the wall surrounding the bishop's park, made by Worrall to provide an access from Lower College Green to the streets that he was developing within the bishop's park, including College Street and Lower Lamb Street. The dean and chapter wished to prevent this access. Worrall argued that he had every right to provide access, since this route was anciently that between the abbot's lodging and the abbot's park.

Worrall explained that in 1542, following the Dissolution, the former St. Augustine's lands had been divided between the dean and chapter and the bishop. The dean and chapter received the greater part of the monastic precinct, including the church and claustral buildings, together with the estates of the abbey outside the precinct, in Bristol and beyond. The bishop was granted the abbot's lodging and the park, which had belonged to it:

...to the Abbot's Lodging did belong a close of ground called The Park inclosed with a stone wall containing by estimation seven acres...

The abbot's lodging became the bishop's palace, to the south-east of the main claustral buildings and cathedral. The abbot's park, which was separated from the palace by parts of the precinct owned by the dean and chapter, now became the bishop's park.

Bishop's Park is shown as open ground on maps of 1673 and 1742, and probably remained largely undeveloped until the 1770s (Millerd 1673; Fig. 3). The decision by the bishop to develop the park for housing was taken in or shortly before 1770. In March of that year Thomas Gooch, bishop of Bristol, leased the park (then pasture) to Samuel Worrall with covenants that the park be developed for housing. It was agreed that:

...the said close of ground should be improved by buildings to be erected thereon and whereas the said Samuel Worrall hath formed a plan for covering the said close of ground with buildings agreeable to which plan there is a street called College Street of the breadth of forty feet from front to front of the second story of the intended houses out of which is taken three feet for areas or bow windows on the first story or ground floor and five feet for a paved foot-way which leaves twenty four feet carriage which street has hath an entrance at the north east end of the said close of ground near the College Green and opposite to Frog Lane and hath a carriage way on the north west side into Lime Kiln Lane...

The development of the bishop's park had certainly begun by 1775 when eight houses in College Street were recorded as occupied. Sketchley's entries for College Street record a variety of occupations: grocer, organ builder, stay-maker, timber-merchant, merchant, carpenter, cabinet-maker and baker (Sketchley 1775; see also Jackson 1911). These were entrepreneurial households plying a variety of trades or professions. The development of College Street was still under way in 1777 and 1778 when the plots for nos. 17 and 18, now under Deanery Road, were being let for building (BRO, 05492, nos. 1–26); other leases for building were granted as late as 1784, when Thomas Stocking, tyler, was granted a lease for the building of no. 54 (*ibid.* 05502). To establish the occupancy of the estate as a whole and as completed would be a research task beyond the scope of the present study.

The Bishop's Park estate was only leased to Samuel Worrall and in due course the leases expired and tenure reverted to the bishop. By 1853 the leases on the many properties making up the Bishop's Park had all been issued by the bishop, and in that year a new lease of the entire estate was granted by the bishop to William Tanner, esq. (*ibid.* 12054, no. 2). Tanner was a property speculator with interests concentrated in this part of the city. By 1860 he also held the lease of the entire part of the dean and chapter's estate to the west of the Bishop's Park, in Upper West Hayes (*ibid.* no. 4). It was Tanner who was forced to assign to the mayor and corporation of Bristol his leases on a number of properties within the estate in order to enable the building of Deanery Road c.1868 (*ibid.* no. 6).

Three years later, in May 1871, the Ecclesiastical Commissioners acting on behalf of the bishop of Bristol sold his interest in the estate totally to Tanner; thereafter Tanner held the entire estate in freehold (*ibid.* no. 7). For the next eighty years this must have constituted the largest block of land in private ownership in the centre of the city. The estate was only finally broken up in June 1950 when it was sold at auction in many separate lots (*ibid.* no. 17). As a freehold entity the park, originally of the abbot and then of the bishop, was indeed a long-lived element within the fabric of the city.

The Buildings of Worrall's Development by Gail Stoten

Ison described the appearance of the College Street buildings in the mid 20th century:

Apart from a few which are double-fronted, the houses are generally of moderate size. The original layout of their accommodation is described in a contemporary sale advertisement – 'The Premises consist of Two Parlours, a China Pantry, Kitchen and arched Cellar, with a spacious Outlet or Garden Plot behind the whole; a Dining-Room, Bedchamber, and light Closet on the first Floor, and two Bedchambers in the Attic Story.' The fronts, which are three stories high and generally have two windows to each upper story, are built of red brick sparingly dressed with freestone. This is used for the pilasters that define the party-walls, generally plain but sometimes of channel-jointed stones; for the flat or segmental arches of stepped and projecting voussoirs to the upper story windows; and for the rather insignificant crowning cornice that forms a coping to the walls. Bay-windows of wooden construction, occasionally segmental but usually angular on plan, project boldly from the ground-story, and the doorways generally have surrounding architraves surmounted by triangular pediments resting on consoles.

(Ison 1952, 210–11)

The dwellings to the east fronting Lower Lamb Street were much smaller and of various plans; a photograph of Lower Lamb Street c.1934 shows cramped and dilapidated houses (Winstone 1963, plate 113). A report of the General Board of Health in 1850 (Clark 1850) records that there was a slaughterhouse and public manure heap on Lamb Street, with other slaughterhouses and an

unpaved, badly drained court nearby. Park Square, which was off the east side of Lower Lamb Street, is described as having a great want of house drains (*ibid.* 58). A clearance order for various houses in Lower Lamb Street was served in 1930, and confirmed by the Minister of Health (BRO, 12054, no. 23a). Cartographic sources show that these dwellings had been demolished by 1951 (O.S. 1951).

Photographs illustrate a decline in fortune for the dwellings on College Street in the early to mid 20th century (Winstone 1979, plates 38 and 122). This may have been partially caused by the clearance of many of the worst slum areas of St. Augustine's at this time, which put increased pressure on the remaining housing stock, as well as the long-term impact from the earlier construction of the viaduct. A report of the Bristol Housing Reform Committee in 1907, entitled 'Bristolhovels' (copy in BRO, 11172/3), records that 200 working-class dwellings had been demolished in St. Augustine's but that no new houses had been constructed. For people employed in the area a local dwelling would have been essential, and subdivision and multiple occupancy of the elegant Georgian houses on College Street may have taken place.

Sales particulars of the Bishop's Park estate in 1950 (*ibid.* 12054, no. 18) show that some of the residences on College Street were used as commercial properties and offices at the time, and that a warehouse had been constructed at the southern end of the street. The houses were acquired by Albert Fielding, who sold them to Bryan Brothers in the 1950s for the construction of a garage (*ibid.* no. 19), and they were demolished between 1955 and 1958. The brothers' garage, which occupied the site immediately prior to the excavation, had been constructed by the early 1960s.

The Wider Context of Worrall's Development by Roger Leech

The post-medieval expansion of the city had begun in the 1650s, with the development of King Street and of the new streets within the demolished castle. From then onwards the city expanded outwards. By the mid 18th century new suburbs extended in all directions. Between the 1740s and the 1770s at least 20 new squares or streets were being developed (compare Rocque 1743 and Donne 1773). On the westward side of the city, beyond the bishop's park, de Wilstar's map of 1746 shows the lower part of Jacob's Wells Road and the landward side of Hotwell Road as lined with houses and other structures. The Bishop's Park development of the 1770s transformed a rural enclave into part of the built-up city, and was just one of a number of speculative developments commenced in this period. Seen over a longer period the development of the bishop's park was part of the expansion of the residential suburbs of the city, commenced in the mid 17th century and continuing to the present day.

Samuel Worrall, the promoter of the Bishop's Park estate, was prominent more generally in property development in Bristol in second half of the 18th century. In 1765 he had been responsible for the construction of two houses on Clifton Green, Prospect House and Beresford House, very much at the top end of the housing market; his last development was of the proposed King's Parade in Whiteladies Road, aborted by the collapse in the housing market that followed the outbreak of war between England and France in 1793 (Ison 1952, 27 and 204).

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