

FINAL

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

Land off Kidnappers Lane, Cheltenham, Gloucestershire

November 2018

Planning Authority: Cheltenham Borough Council

Site centred at: 393970 219910

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EXECUTIVE SUMMARY

- This updated historic environment desk based assessment been researched and prepared on behalf of Robert Hitchins Limited and its successors in title to the land and assesses the archaeological potential of land off Kidnappers Lane Leckhampton, Gloucestershire (approximately 1.3ha in extent), and the potential for indirect effects on the settings of designated heritage assets in the surrounding area.
- This desk-based assessment has established that the study site contains no designated heritage assets, and will have no direct impact on any designated heritage assets. While the study site lies within the settings of a number of designated heritage assets, it makes a limited contribution to these settings. In most cases, the settings make a limited contribution to the significance of the assets assessed, and so it is considered that the proposed development, even if making small changes to settings, would cause no appreciable harm to the significance of any of these assets.
- A trenching evaluation (Rubicon, 2016) carried out after the original desk based assessment revealed no significant archaeological finds or features. As a result, the Local Planning Authority Archaeological Officer has recommended that no further archaeological work is required with the study site (see APPENDIX ONE).

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment (DBA) has been prepared by Neil Wright of CgMs Heritage (part of the RPS Group) on behalf of Robert Hitchins Ltd. It represents an updated version of a DBA for the same study site, produced for a previous planning application which was refused (CgMs, 2016). A trenching evaluation was also carried out (Rubicon, 2016) as part of the refused planning application. Subsequent consultation with the Local Planning Authority (Charles Parry) revealed that no further archaeological work was required (see APPENDIX ONE). This DBA is to be submitted in support of a new planning application for the same study site area.
- 1.2 It considers the potential effects on the historic environment of proposed residential development on land off Kidnappers Lane, Leckhampton, Gloucestershire (hereafter referred to as the study site). The study site lies approximately 300m south of the current urban fringe of Leckhampton, a suburb on the southern fringe of Cheltenham, centred on NGR 393970, 219910 (Fig. 1). The study site has an area of approximately 1.3ha.
- 1.3 In accordance with government policy on archaeology within the planning process (Section 16 of the National Planning Policy Framework), the Cheltenham Borough Council, Gloucester City Council and Tewkesbury Council Joint Core Strategy (JCS) and the Cheltenham Borough Council Local Plan Second Review (Adopted June 2006), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the heritage potential of the study site.
- 1.4 It comprises, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessment' (Chartered Institute for Archaeologists (CIfA) 2014, revised 2017), an examination of evidence in the Gloucestershire Historic Environment Record (HER), Historic England Archive (HEA), National Heritage List (NHL) and Gloucestershire Record Office, incorporates published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken during October 2015.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of any designated and undesignated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enable potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

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2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (http://planning.guidance.planningportal.gov.uk).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
 - Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The Joint Core Strategy (JCS) is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. The JCS is a coordinated strategic development plan that sets out how the area will develop during the period up to 2031. The JCS includes the following policy relating to the historic environment:

POLICY SD8 – HISTORIC ENVIRONMENT

1. THE BUILT, NATURAL AND CULTURAL HERITAGE OF GLOUCESTER CITY, CHELTENHAM TOWN, TEWKESBURY TOWN, SMALLER HISTORIC SETTLEMENTS AND THE WIDER COUNTRYSIDE WILL CONTINUE TO BE VALUED AND PROMOTED FOR THEIR IMPORTANT CONTRIBUTION TO LOCAL IDENTITY, QUALITY OF LIFE AND THE ECONOMY;

- 2. DEVELOPMENT SHOULD MAKE A POSITIVE CONTRIBUTION TO LOCAL CHARACTER AND DISTINCTIVENESS, HAVING REGARD TO VALUED AND DISTINCTIVE ELEMENTS OF THE HISTORIC ENVIRONMENT;
- 3. DESIGNATED AND UNDESIGNATED HERITAGE ASSETS AND THEIR SETTINGS WILL BE CONSERVED AND ENHANCED AS APPROPRIATE TO THEIR SIGNIFICANCE, AND FOR THEIR IMPORTANT CONTRIBUTION TO LOCAL CHARACTER, DISTINCTIVENESS AND SENSE OF PLACE. CONSIDERATION WILL ALSO BE GIVEN TO THE CONTRIBUTION MADE BY HERITAGE ASSETS TO SUPPORTING SUSTAINBLE COMMUNITIES AND THE LOCAL ECONOMY. DEVELOPMENT SHOULD AIM TO SUSTAIN AND ENHANCE THE SIGNIFICANCE OF HERITAGE ASSETS AND PUT THEM TO VIABLE USES CONSISTANT WITH THEIR CONSERVATION WHILST IMPROVING ACCESSIBILITY WHERE APPROPRIATE;
- 4. PROPOSALS THAT WILL SECURE THE FUTURE CONSERVATION AND MAINTENANCE OF HERITAGE ASSETS AND THEIR SETTINGS THAT ARE AT RISK THROUGH NEGLECT, DECAY OR OTHER THREATS WILL BE ENCOURAGED. PROPOSALS THAT WILL BRING VACANT OR DERELICT HERITAGE ASSETS BACK INTO APPROPRIATE USE WILL ALSO BE ENCOURAGED;
- 5. DEVELOPMENT PROPOSALS AT STRATEGIC ALLOCATIONS MUST HAVE REGARD TO THE FINDINGS AND RECOMMENDATIONS OF THE JCS HISTORIC ENVIRONMENT ASSESSMENT (OR ANY SUBSEQUENT REVISION) DEMONSTRATING THAT THE POTENTIAL IMPACTS ON HERITAGE ASSETS AND APPROPRIATE MITIGATION MEASURES HAVE BEEN ADDRESSED.
- 2.15 The Cheltenham Borough Council Local Plan Second Review was adopted in June 2006 and replaced the First Review of the Local Plan (1997). The currently adopted local plan contains the following policies relating to archaeology:

POLICY BE19 – NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS

THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PHYSICAL PRESERVATION IN SITU OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTINGS.

POLICY BE20 – ARCHAEOLOGICAL REMAINS OF LOCAL IMPORTANCE

DEVELOPMENT AFFECTING SITES OF LOCAL ARCHAEOLOGICAL IMPORTANCE WILL BE PERMITTED WHERE THE REMAINS ARE PRESERVED (NOTE):

(a) IN SITU; OR(b) ONLY IF THIS IS NOT FEASIBLE, BY RECORD

WHERE REMAINS ARE TO BE PRESERVED IN SITU, MEASURES ADEQUATE TO ENSURE THEIR PROTECTION DURING CONSTRUCTION WILL BE REQUIRED.

NOTE – THE PRESERVATION IN SITU OR THE EXCAVATION AND RECORDING OF REMAINS PRIOR TO AND DURING DEVELOPMENT SHOULD BE SUPERVISED OR UNDERTAKEN BY A COMPETENT ARCHAEOLOGICAL ORGANISATION. 2.16 This assessment therefore seeks to establish whether archaeological evidence from the study site or its vicinity suggests that the study site contains heritage assets as defined by the NPPF and falls within the scope of local planning policies.

3.0 GEOLOGY AND TOPOGRAPHY

<u>Geology</u>

- 3.1 The underlying geology of the study site comprises Jurassic mudstone of the Blue Lias Formation and Charmouth Mudstone Formation. Superficial deposits are recorded as Quaternary sands and gravels of the Cheltenham Sand and Gravel series, covering the whole of the study site (BGS, 2018).
- 3.2 No site specific geotechnical data was available at the time of writing.

<u>Topography</u>

- 3.3 The study site lies in a relatively flat valley bottom, at the foot of the Cotswold scarp which rises 1km to the south-east. The land climbs steeply up to Leckhampton Hill in this direction, which is 293m Above Ordnance Datum (AOD) at its summit. The land rises more gently to the north, towards Cheltenham town centre.
- 3.4 The study site is L-shaped, with its longest axis lying north-west to south-east, and 165m long. The south-west to north-east part of the site is 120m long. The site has a slight slope upwards from north-west to south-east, from 78m to 81m Above Ordnance Datum.
- 3.5 Drainage ditches run along the eastern boundary and along part of the north-western boundary. The nearest watercourse is the Hatherley Brook, which lies c. 190m west of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

	000 000		10.000 00
Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43
<u>Historic</u>			
Roman	AD 43	-	410
Anglo-Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 148	5 -	1799
Modern	AD 180	D -	Present

Introduction

- 4.1.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.1.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 11 14), also referred to as the study area, held on the Gloucestershire County Council Historic Environment Record (HER) and Historic England Archive (HEA), which is presented in APPENDIX TWO. A historic map regression exercise charting the development of the study area from the late 18th century onwards was also carried out.
- 4.1.3 The Gloucestershire Record Office was also visited in 2014/5 order to examine historic maps relating to the study site. LiDAR data and aerial photographs of the study site were not examined as the study site has been largely covered by greenhouses throughout the periods when such evidence has been captured.

- 4.1.4 No designated heritage assets are identified on the study site. Within a 1km radius, one Scheduled Monument, 44 listed buildings, and one Conservation Area have been identified. The Moated Site and Fishponds at Church Farm Scheduled Monument (HER 174; NMR 117420/633399/1489414; NHL 1016994) lies 330m south of the study site, and the scheduled hill fort on Leckhampton Hill (SAM 31930; HER 171; HEA 330368; NHL1018608) is noted to lie c.1.6km to the south-south-east.
- 4.1.5 The majority of the listed buildings are in the Cheltenham Central Conservation Area, the boundary of which lies 500m north of the study site, or to the south and southeast in Leckhampton village. The nearest listed buildings to the study site are Olde England (NHL 1152960) which lies 120m to the south, and Moat Cottage (NHL 1340125) which is 200m south of the study site. Consideration of potential impacts on these assets is discussed below.
- 4.1.6 Non-designated heritage assets (i.e. archaeological finds/features within the study site and its surroundings) have been reviewed. A full list of all HER and NMR entries within the search radius is available on request.
- 4.1.7 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the study site.
- 4.1.8 Chapter 5 subsequently considers the study site conditions and whether the theoretical potential identified in this chapter is likely to survive.

Previous Archaeological Work

- 4.2.1 A previous desk based assessment (CgMs, 2016) and trenching evaluation (Rubicon, 2016) has been carried out within the study site. Eight trenches and one test pit were excavated. The evaluation identified modern activity associated with the former commercial horticultural nursery on the site. No features, deposits or artefacts of archaeological significance were identified during the evaluation.
- 4.2.2 Geophysical survey in 2015 (HER 47780) over land to the south of the study site reported extensive ridge and furrow and possible traces of earthworks associated with the Scheduled moated site at Church Farm (HER 174; NMR 117420/633399/1489414; NHL 1016994), 330m south of the study site.

- 4.2.3 A heritage statement of 2014 covered the same area (HER 47558), and concluded from the study of a number previous pieces of work in the surrounding area, that there was a potential for prehistoric or later remains to be present.
- 4.2.4 Geophysical surveys of land between Cheltenham and Leckhampton were carried out in 2010-11 wherein 16ha of a 39ha study area was surveyed (HER 38922). Although the larger area included the study site and surrounding land to the north, west and east, the study site itself was not surveyed. These surveys noted the survival of ridge and furrow over the whole surveyed area.
- 4.2.5 Subsequent evaluation trenching by Cotswold Archaeology took place in 2011 over part of the same area as the above geophysical surveys, which comprised 78 trenches sited to the north and north-west of the study site (HER 46632). Roman to Modern material was identified, with the earliest dated feature containing 2nd 3rd century AD pottery. Early prehistoric evidence was confined to residual lithic finds only.
- 4.2.6 A desk based study, undertaken by RPS Planning and Development in 2010 as part of wider scheme proposals for development (HER 35748), focussed on land immediately to the south-west of the study site. This study highlighted a potential for later Prehistoric, and Roman activity to be present, alongside remains of Medieval and Post-Medieval date.
- 4.2.7 In 2008 Oxford Archaeology carried out a field evaluation over an extensive area of land at Brizen Farm (HER 32962), 600m to 1km west of the study site. This followed a desk-based assessment (HER 30738) and geophysical survey (HER 30784). The evaluation revealed three concentrations of activity. The first was an area of Iron Age and Roman pits and field boundary ditches in the eastern part of the site. The second was an area of Romano-British activity in the north-east of the site. The third area was a concentration of Medieval and Post Medieval ditches and structural remains at the north of the site, centred around Brizen Farm itself. The remainder of the site contained field boundaries of various dates.
- 4.2.8 An archaeological evaluation was undertaken by Cotswold Archaeology in 2006 on land west of Farm Lane, 500m west of the study site (HER 28802). The evaluation established the presence of truncated Iron Age and Romano-British archaeological features in four main areas across the site. Iron Age features associated with possible settlement were noted in the north-east and south-west corners of the site, while

Romano-British rural activity dating to the 1st to 3rd centuries AD was found in the south-west, north-west and south-east corners. The Roman finds included two near complete Severn Valley ware pottery vessels buried in small pits at the northern end and in the far south-east corner of the site. Scattered fragments of Early Iron Age pottery and worked prehistoric flint were also noted in three of the trenches.

- 4.2.9 This led to more recent excavations in advance of development, the results of which have not yet (November 2015) been reported on. Extensive evidence of Iron Age and Romano-British settlement and agricultural activity has been uncovered across the whole area of investigation. Evidence of dwellings and burials from this period have been found. Within this landscape were several foci of settlement. It is not yet known whether all of these settlement foci were contemporary, but the preliminary results of these excavations indicate a very active agricultural landscape in the Roman period in particular, which by implication spread across much of the area surrounding the study site. Finds have also included Bronze Age material (indicating earlier settlement), and the extensive presence of Medieval ridge and furrow has been confirmed.
- 4.2.10 The study site and study area have been the subject of assessment as part of English Heritage's National Mapping Programme (NMP) for the Severn Vale (Historic England report forthcoming). This study has examined existing aerial photographs of the area containing the study site in order to provide primary information and synthesis for all archaeological sites and landscapes visible on aerial photographs to enhance our understanding of past human settlement. As noted above, however, the study site has been largely covered by modern horticultural development since these surveys have been instigated.
- 4.2.11 Numerous further desk and field studies are also recorded to have been undertaken within the study area surrounding the study site (HER 20234, 27749, 30738, 30784, 32688, 32936, 32962, 33842, 35748, 38031, 38922, 44793, 46632 and 47558, 47717, 47780, 48005). The results of these and other studies, where relevant, are discussed in the appropriate sections below.

Prehistoric

4.3.1 While no remains from this period are recorded on the study site, Prehistoric remains are known in the wider study area, in the form both of isolated finds, and a

considerable spread of features indicative of settlement and agricultural activity from the later Bronze Age and Iron Age.

- 4.3.2 Evidence of earlier Prehistoric activity is generally limited to the recovery of chance or residual flint finds. Possible Palaeolithic finds are reported from near Bath Road, 1km north of the study site (HER 6609). No Mesolithic finds are reported in the 1km search radius. Neolithic pottery was recorded 1.4km east of the study site (HER 9350), a flint arrowhead was recovered 1.4km east-north-east of the study site (HER 5463), and flint artefacts of possible Neolithic/Bronze Age date were found at Sandy Lane, 1.2km south-east of the study site. Other flint flakes of similar date were recovered just north of the former Leckhampton Station (HEA 500896), 950m north-east of the study site (HER 9351). A late Neolithic/early Bronze Age transition Beaker was found 650m east of the study site (HER 5432, HEA 117746).
- 4.3.3 A number of residual lithic implements of Neolithic/Early Bronze Age date, recovered from later ditches, have been recorded during trenched evaluation immediately to the north of the study site (HER 46632). Further similar residual worked flint material has also been recovered from later features recorded during trenched evaluation works undertaken immediately to the west of Farm Lane (HER 28802) c.500m to the west of the study site. Further undated features recorded by adjacent evaluations (HER 46632 and 28802) could similarly represent activity in this period.
- 4.3.4 The recent, as yet unpublished, excavations west of Farm Lane (450m west of the study site) have indicated the presence of Bronze Age settlement in the form of a possible enclosure. Previously, the Bronze Age activity recorded in the vicinity centred on a burnt mound, excavated 1.4km east of the study site, along with evidence of red deer processing and part of a spear mould (HER 3772). Iron Age occupation material was found sealing this Bronze Age mound (HER 9350).
- 4.3.5 Previous field investigations undertaken within the immediate proximity of the study site suggests that it occupies an area that was subject to settlement and associated activity from at least the Late Iron Age period. Geophysical survey, and trial trenching (HER 28802) on land to the west of Farm Lane has recorded two foci of Iron Age settlement: one represented by a ditched enclosure with a possible internal circular posted structure, the other by a curvilinear gully of a possible round house structure (Cotswold Archaeology (CA) 2006). A further focus of possible industrial activity was also noted. Recorded dating evidence suggests the site to have been occupied towards

the end of the Iron Age period, although the recovery of residual early Iron Age pottery from the enclosure could infer its earlier establishment. This area has been further explored in recent excavations which have added more detail to the earlier interpretations, demonstrating multiple foci of Iron Age settlement.

- 4.3.6 A probable continuation of the activity recorded to the west of Farm Lane is also suggested by the presence of a further noted enclosure and record of pits and field boundary ditches of Iron Age date that have been recorded by evaluation conducted at Brizen Farm, c.750m to the west (HER 30784 and 32962). No such similar Iron Age activity was noted from evaluation trenching conducted on land to the north of Kidnappers Lane (HER 46632), although a number of undated ditch, pit and posthole features were recorded and the possibility that these could relate to activity on this site in this period cannot currently be discounted. Such a conclusion may also be drawn for a number of linear anomalies that are recorded by geophysical survey (HER 38924) on land immediately to the east of Kidnappers Lane.
- 4.3.7 The origins and perhaps intensification of settlement within the area surrounding the study site in the Iron Age period would undoubtedly have been influenced by the defended hillfort settlement established on Leckhampton Hill, c.1.6km to the south-south-east. Excavations conducted within the hillfort indicate that it was first constructed in the Late Bronze Age/Early Iron Age period with it likely having fallen out of use, possibly violently, following the Roman conquest (Champion 1971).
- 4.3.8 Whilst no direct evidence of any known activity of Prehistoric date is noted on the study site itself, previous investigations conducted within its immediate proximity suggest that it occupies a landscape that was both utilised and settled from at least the Late Iron Age period, if not earlier. The evaluations nearest to the study site have revealed less evidence of Prehistoric settlement than, for example, the land west of Farm Lane and around Brizen Farm, perhaps indicating that activity in these periods was less intense on and immediately around the study site than elsewhere in the wider study area. The possibility that the study site may contain activity of this date cannot on current evidence be discounted and a moderate potential for below ground remains of this period to be present is identified.

<u>Roman</u>

- 4.4.1 There are similarly no heritage assets from this period recorded on the HEA or HER for the study site itself. The distribution of Roman remains across the area is very similar to that of the late Iron Age material, and evidence recorded in proximity to the study site indicates perhaps a continuity and potential further intensification in settlement and associated land-use in the area during this period from that seen to have been established in the later Iron Age.
- 4.4.2 Previous field evaluations conducted to the north (HER 46632/46962) and west (HER 28892 and 32962) of the study site have recorded remains relating to rural settlement and associated industrial and agricultural activity in the area of 1st to 3rd century AD Roman date. Undated features and anomalies recorded both by geophysical survey and trial trenching across these areas may relate to further associated activity in this period. In the wider study area, a focus of Roman settlement with a possible associated field system (HER 16916, 33924 and 32937) is noted within Brizen playing fields, 1km to the west.
- 4.4.3 This is further supported by finds from an evaluation at Brizen Farm, 750m southsouth-west of the study site, in 2008 (HER 32964). The quantity of pottery, and the density of agriculture-related features indicated the close proximity of a farmstead, despite the lack of structural remains. This is significant both in demonstrating that the landscape around the study site was farmed in this period, but also locating perhaps another focus of such activity 600m-700m west of the study site.
- 4.4.4 The recent excavations west of Farm Lane have added significantly to this picture, with the identification of two or three foci of settlement dating from the Roman period (1st to 3rd centuries AD), with associated field systems and burials.
- 4.4.5 Beyond the identified concentration of Roman material in the western part of the study area, there is a spread of isolated Roman features and finds elsewhere. Isolated coins have been found 550m south-east of the study site (HER 7155), 950m south-east of the study site (HER 11391), and 900m east of the study site (HER 9418). Late Roman pottery is recorded 850m north-east of the study site (HER 5424), and burials were found 1.2km north-east of the study site (HER 5468), perhaps indicating another settlement focus. A ditch dated to the Roman period was found 200m north of the

study site (HER 46962), typical of the material reported from the vicinity of the study site.

- 4.4.6 Whilst Roman pottery finds have been made during excavations conducted within the Leckhampton Hill hillfort, no clear evidence to suggest its reoccupation in this period has been identified, although a burial is recorded on the north facing slope of Leckhampton Hill (HER 3801), c. 1.4km to the south-south-east of the study site, this possibly forming part of a wider burial site.
- 4.4.7 As considered for the preceding period, the extent of known activity recorded within the immediate vicinity of the study site would suggest that it is likely to have lain within, and formed part of, a rural landscape that was both settled and utilised throughout the Roman period. As with the Iron Age material, there has been less evidence from this period recorded in the immediate vicinity of the study site, with concentrations of settlement evidence located in other parts of the study area. As a result, a moderate potential for the study site to contain previously unrecorded below ground archaeological remains of this date is therefore identified, reflecting its likely use within the known contemporary agricultural landscape.

<u> Saxon – Early Medieval</u>

- 4.5.1 There are no heritage assets of this period recorded within the study site itself, although evidence of activity in this period in the wider study area is noted from the recovery of a number of residual finds. These comprise a possible iron spearhead found in the 19th century near to the former Leckhampton Station (HER 5423; NMR 117738), c.850m to the north-east, a number of coins from the Leckhampton Hill camp, c.1.2km to the south-east, and a small quantity of Anglo Saxon pottery sherds found during evaluation at Brizen Farm (HER 32964), c.600m to the west. These latter finds may indicate settlement activity in the area, and provide evidence of continuity of settlement between the known Roman and later Medieval evidence.
- 4.5.2 Documentary and place-name evidence infer that settlement was established at Leckhampton by at least the late Saxon period. It is first mentioned in the 9th century AD as having formed the home farm of the royal manor of Cheltenham and latterly identified in the Domesday Survey of AD 1086 as 'Lechantone', meaning 'the homestead where garlics or leeks are grown' (Miller 2011; Smith 1964). By the time of the Domesday Survey, Leckhampton is identified to have been divided across three

landowners, these held by the Saxon thanes Beorthtric, Ordric and Asgot, prior to the Norman Conquest (Miller 2011; Williams and Martin 2003).

- 4.5.3 Current evidence clearly indicates the establishment of settlement at Leckhampton in this period, although little is known as to its size, extent or precise location. A complex of earthworks (HER 7150) situated south of the later parish church (HEA 1509169), and possibly relating to a focus of later Medieval settlement, or indeed forming part of the Medieval estate centre of Leckhampton Court itself, could however represent one possible location for such earlier settlement to have been focused, this lying approximately 500m to the south-east of the study site. The later moated site located 330m south of the study site (HER 174) is considered unlikely to have been sited within an area of possible earlier settlement, with previous excavations carried out on the site in the 1930s recording activity dating no earlier than the 12th century AD.
- 4.5.4 The possibility that the study site could contain evidence of activity in this period, such as was recorded at Brizen Farm to the west, cannot at present be dismissed entirely. However, any activity if present, is considered likely to be of an agricultural character, as is reflected by its pattern of land-use in the Medieval period. The study site would appear to be separated from the known focal areas of settlement in this period. As such, and in the absence of any known activity of this date recorded within the study site itself, a low potential for any heritage assets of this period, other than those possibly relating to former agricultural practices, is identified.

<u>Medieval</u>

- 4.6.1 By the 11th century AD, the land holdings recorded in the Domesday Survey for Leckhampton are variously described as those held by William Leofric of the king, comprising 3 hides with land for 3 ploughs, a furlong of woodland and ten householders, and those held by Beorhtric of the king, comprising 4 hides with land for 4 ploughs, 2 furlongs of woodland and nine householders (Williams and Martin 2003).
- 4.6.2 Of these holdings, both Moore-Scott (2002) and Miller (2011) suggest that the lands held by Beorhtric developed as the principal manor of Leckhampton. These later pass to the Despenser family in the 12th century and to the Giffards by the 14th century, who establish their manorial centre at Leckhampton Court. This subsequently passes to the Norwoods by the late 15th century. Of the lands held by William Leofric, these are believed to have formed the manorial lands centred on a place known as Broadwell

which, by the 13th century, were held by the Mortimers, but latterly subsumed into the manor of Leckhampton by the early 17th century (Moore-Scott 2002). A precise understanding as to the location of the land holdings forming Broadwell however remains uncertain (ibid). A further lesser manorial estate is also documented, this being held by the Berkeley family from the early 14th century and latterly sold to the Partridges in the mid-16th century (ibid).

- 4.6.3 During this period settlement within Leckhampton is likely to have been focussed around two manorial centres: one centred around the Church of St Peter (NMR 1509169) that dates from the 12th century, and the manorial estate of Leckhampton Court. Earthworks adjacent to the manor and church (HER 7150) could reflect evidence of more extensive settlement activity. Fieldname evidence also suggests this manor to have once had an associated deer park (HER 8694 to 8696, 8699 and 8700; NMR 1587020). The second manor may have been focussed around the moated site (HER 174; NMR 117420/633399/1489414; NHL 1016994) situated 330m to the south of the study site, this centre perhaps relating to the documented Broadwell manor (Moore-Scott 2002). Medieval settlement evidence has also been recorded at Brizen Farm, 600m west of the study site (HER 32965).
- 4.6.4 The scheduled moated site situated 330m to the south of the study site, has been subject to previous investigation. Excavations were undertaken primarily across the moat ditch, but with some investigations of the moat island, by Major J.G.N. Clift in 1933 (HER 47717, NMR 633399). Subsequent geophysical resistivity survey was undertaken in 2004 (NMR 1489414) (Moore-Scott 2006). Dating evidence was recovered from the range 12th to 16th century, along with structural evidence demonstrating that the moat island was developed.
- 4.6.5 The line of a former holloway (trackway) is noted by the Severn Vale NMP (NMR 1587016) to run north to south, located to the east of Moat Cottage, 210m south of the study site.
- 4.6.6 The wider geophysical survey across the area around the study site (HER 38922) indicated the presence of extensive ridge and furrow cultivation. The later mapping evidence (see Figure 3) shows the study site within Middle Field, and this suggests it was contained within one of the very large common fields which typically surrounded Medieval villages. The ridge and furrow is likely to have originated in the Medieval period.

- 4.6.7 The evidence indicates that the foci for settlement in the surrounding area was to the south of the study site around the moated site and the church; and to the west at Brizen Farm. The extent of ridge and furrow recorded around the study site suggests it lay within the agricultural hinterland of settlement.
- 4.6.8 As a result, it is considered that there is a low potential for finding significant archaeological remains from the Medieval period within the study site. Any such remains that are present, are likely to relate to agricultural practices of the period, and to be of low significance.

Post Medieval and Modern

- 4.7.1 No heritage assets dating to this period are recorded on the HER and HEA within the study site itself. Beyond the study site, numerous records for this period are noted within the study area. The majority of these relate to former buildings (designated and non-designated), road and rail infrastructure, former quarrying and associated tramways, a golf course, pond and World War II installations, including the site of a former prisoner of war camp. Further reference and discussion of records held for this period are included in more detail below where specifically relevant to the study site and in association with cartographic evidence that enhances our understanding of settlement, land-use and the utilisation of the study site and its surrounding landscape.
- 4.7.2 Figure 2 shows the 1778 Inclosure map for Leckhampton. Figure 3 shows a map of 1835, based on the Inclosure map but containing the field names. The former common fields are labelled with letters, those that had formerly been enclosed are numbered. This shows that the large common field known as Middle Field in which the study site lies had remained as a common field form the Medieval period up to the late 18th century. An area of common pasture lay to the north. The irregular line of Kidnappers Lane was established, and the Medieval moated site is clearly shown to the south of the study site.
- 4.7.3 Very little changed in the study site or in the surrounding area throughout the 19th century. Figure 4 shows the situation in the 1880s, which showed the only change to be an internal subdivision within Middle Field. By 1903 (Figure 5), development had taken place on the study site, in the form of closely-spaced sheds or greenhouses

which reflect the first use of the study site for horticultural purposes. These structures were all in the southern part of the study site, and included a pump house at its southern extremity.

- 4.7.4 There was other similar development 450m to the south-east at the Vineries, which continued to expand into the 1920s (Figure 6), as the extent of development on the study site decreased. The pump house remained, and there was a network of regular paths/tracks laid out over the study site. By 1954 (Figure 7), the study site and an area to the north are depicted as orchards, with the only buildings remaining at the southern extremity of the study site.
- 4.7.5 Figure 8 shows that change had begun to take hold across the surrounding area by the late 1970s, with the Vineries replaced by a small housing estate, and the pump house no longer present within the study site (Plate 1). A large greenhouse had been built in the southern half of the study site, and there were other similar structures to the west of the study site, as well as low-density housing along Kidnappers Lane and Farm Lane to the west.
- 4.7.6 While the study site remained the same into the 1990s (Figure 9) with its solitary greenhouse, there was increasing development of housing in the surrounding area, and other horticultural structures. The original extent of Middle Field had by this time become subdivided into a number of small plots, and two houses had been built immediately to the east of southern part of the study site.
- 4.7.7 Figure 10 shows the nursery activities on the study site at their fullest extent, with at least four large greenhouses mapped within the study site, and a further larger one between the study site and the houses to the east. There were also two smaller buildings close to the current site entrance, approximately where the 19th century pump house stood.
- 4.7.8 The map evidence shows that the study site formed agricultural land at the end of the Post-Medieval period, when it was still a small portion of what had been a large Medieval open common field. There was no development on the study site until the late 19th century, when greenhouses and a pumphouse had been established by the mid-1880s, indicating that the study site had become used for horticultural purposes. This use has continued to the present day.

4.7.9 On the basis of the cartographic evidence, it is considered that the archaeological interest of the study site during these periods is low. While there may be vestiges of the 19th century pump house in the southern extremity of the study site, this location has been subject to at least one subsequent phase of development and any such remains area likely to have been degraded as a result. There is, as a consequence, a low potential for remains of significant, as yet unknown, archaeological remains from the Post-Medieval and Modern periods to be present within the study site.

Designated Assets – Scheduled Monuments

4.8.1 The Scheduled Monument of a Medieval moated site and associated fishponds at Church Farm (HER 174; NMR 117420/633399/1489414; NHL 1016994) is noted to lie 330m south of the study site. The scheduled monument of Leckhampton Hill (SAM 31930; HER 171; NMR 330368; NHL 1018608) is also noted to lie c.1.6km to the south-south-east.

Medieval moated site and fishponds at Church Farm (NHL 1016994)

- 4.8.2 The moated site in Leckhampton (NHL 1016994) represents a phase/period of one of the Medieval manor houses, when Leckhampton was divided into two manors. Subsequently, Leckhampton Court became the manorial centre of a consolidated estate. The monument lies 330m south of the study site.
- 4.8.3 The moated site at Church Farm survives well, and has no later buildings on it. The monument includes a moated site and two fishponds set on level ground. It is visible as a rectangular four-armed moat enclosing an island measuring about 42m by 22m, orientated north west-south east. The moat is 13m wide at its widest point and up to 4m deep. There is an external bank, about 0.5m high and 5m wide, running alongside the south western arm. The partial excavation carried out in the 1930s has shown that occupation of the site continued from the 12th century to the 16th century and has given an indication of the archaeological potential of the monument.
- 4.8.4 The moated site and fishponds at Church Farm are likely to define the site of a high status aristocratic or seigneurial residence, the moat serving as a status symbol rather than a practical means of defence. The adjacent fishponds provided a constant and sustainable food supply of fish, that in the Medieval period formed an important and valued commodity.

- 4.8.5 The significance of this monument lies primarily in the potential for buried archaeological remains, preserving evidence of the layout of the manor house and its associated buildings, which would add to the understanding of daily life and social organisation in a high status site during the Medieval period. It also has historical significance in its association with one of the early manorial centres in Leckhampton.
- 4.8.6 The monument is experienced as an overgrown earthwork, surrounded by scrub and trees in the corner of a field (Plates 30, 31). The setting is very well contained by this vegetation, cutting off the moat from any views across the wider countryside (Plate 32). The location in flat, low-lying ground serves to accentuate this. The immediate setting does not contribute a great deal to the significance, as it serves to physically dissociate the moat remains from their surrounding landscape. The wider setting of agricultural land does retain something of the historical landscape in which the moated site was built and developed. The extent of open land which lies between the study site and the monument, in which Moat Cottage and Olde England lie, would not be affected by the development.
- 4.8.7 The vegetation surrounding the moat, and the intervening trees between the moat and the study site mean that there is no intervisibility between the two, and as a result it is considered that the proposed development would cause no appreciable harm to the setting, or the significance of the monument.

Leckhampton Hill Fort (NHL1018608)

- 4.8.8 The monument comprises the earthwork remains of a hill fort (promontory fort) constructed along the Cotswold escarpment between 500 to 100 BC. It comprises an enclosure defined by a single bank and ditch that cut off a projecting headland. Excavations on the site in the 1920s and in 1969/70 identified the enclosure bank to have been originally 2m to 3m high and to have comprised a wooden palisade and stone walls. The defensive ditch was recorded as being 4m wide and up to 1.5m deep. Evidence for the burning of the defensive palisade suggest that the hill fort met with a violent end. The monument has been subject to previous impact as a result of former quarrying.
- 4.8.9 The hill fort forms one of a number of such similar monuments noted along the Cotswold escarpment, with other noted examples including Painswick and Crickley Hill. The hill fort is designated as a scheduled monument, reflecting its national importance. The scheduled area of the hill fort lies c.1.6km to the south-south-east of

the study site and as such proposed development within the study site would not result in any direct physical impact upon it.

- 4.8.10 The hill fort would have been sited so as to take advantage of the more readily defensible position offered by the elevated topography of the escarpment. It may have served more than one purpose, possibly being used as stock enclosure, redistribution centre or possibly as a site of refuge during times of crisis. Its prominent location would have afforded it extensive visibility over the surrounding landscape, this being advantageous in identifying any potential aggressors.
- 4.8.11 The scheduled area of the monument remains as pasture land, although is crossed by a number of public footpaths, with woodland cover noted to lie along its northern extent. The elevated position of the monument affords it commanding views over the surrounding landscape to the north-west, west and south, wherein views to the north-west towards the study site comprise a mixed landscape of pastoral enclosures interspersed with residential and commercial developments.
- 4.8.12 The immediate physical setting of the monument can be seen to relate directly to the upstanding and buried remains forming the hill fort itself and its situation on the elevated Cotswold escarpment, along which, and to the south-east, it can also be seen to have an associative relationship with similar contemporary monuments.
- 4.8.13 Understanding how sensitive the significance of the monument is to harm due to any alteration to its existing setting requires further consideration of the function that it served how this remains to be experienced. In this instance, the monument was clearly important primarily as a place of defence during times of crisis, but is also likely to have served to function as a central place for the community that built it. The monument would therefore have served to express a degree of visual prominence within the immediate surrounding landscape within which it was constructed, this aspect of its setting therefore being considered primary in understanding and contributing to its significance.
- 4.8.14 Little appreciation of the monument can now be experienced in distanced views towards it from the south and east, its surviving visual remains only being clearly discernible on its eastern and southern sides, and again these only being appreciably experienced at close proximity. Extensive and wide-ranging views are afforded from the western side of the monument, these containing a mixed landscape of agricultural land use and urban development. The study site itself forms only a very small part of

this wider landscape setting afforded from the monument that has altered significantly over time, having undergone several phases of development as for horticultural activities. Given the extensive and mixed character of the wider landscape setting afforded from the monument within which the study site lies, it is considered that the study site itself contributes little to this wider setting and that proposed development within it would result in a negligible degree of harm to the monument's significance.

Designated Assets - Listed Buildings

- 4.9.1 There are 44 listed buildings within a 1km radius from the boundary of the study site. Two of these are Grade II*, and the rest are Grade II. Of the Grade II buildings, 24 lie within the Cheltenham Central Conservation Area, the southern boundary of which is approximately 600m north-east of the study site at its nearest point. All of these are obscured within the urban fringe of Cheltenham, and have no intervisibility with the study site. Five other Grade II listed buildings lie to the east/south-east of the study site on the south side of Church Road (450m 500m distant), and also have no intervisibility with the study site due to intervening vegetation and housing along the north side of Church Road.
- 4.9.2 A number of listed monuments within the churchyard of St Peter's Church are identified, 500m south-south-east of the study site. All of these monuments are at ground level in the churchyard, and any views of the study site are obscured either by the church, the trees and other vegetation in the churchyard, and the buildings of Church Farm, and so there is no intervisibility.
- 4.9.3 Given the lack of any historic, evidential or associative relationship with the study site, and the lack of intervisibility between all of these assets and the proposed development, it is considered that the proposed development would result in **no impact** to their significance. As such they are not considered further.
- 4.9.4 There are also more than 50 locally listed buildings within 1km of the study site. Nearly all of these, however, are located within the urban fabric of Leckhampton, especially in the Conservation Area to the north-east of the study site. The location of these buildings and structures within the urban area means that they have no intervisibility with the study site, and so the study site does not form any part of their setting. As a result, the proposed development would result in **no impact** to their significance.

- 4.9.5 The single exception to this is the Leckhampton Primary School (HER 43770), an early 20th-century building at the junction of Hall Road and Church Road, 480m east of the study site (Plate 14). The setting of the school is partly provided by the housing on Hall road and Church Road which link it to the village, and partly by the allotments to the north and west. The setting is more open from the west side of the school and the playing field.
- 4.9.6 There is the potential for the study site to be viewed from the school, although intervening vegetation and the buildings immediately adjacent to the study site on its eastern side inhibit this (Plate 15). The horticultural buildings of the study site have been a part of its setting for some time, and it is understood that this activity will continue on land immediately to the east of the study site, which is nearest to the school. Any new development will be shielded by this activity, and the vegetation along the eastern boundary of the study site.
- 4.9.7 As a result of this, given the distance involved, the intervening vegetation, and the limited significance of the school, it is considered that the proposed development would result in **no impact** to the significance of the school.
- 4.9.8 Individual listed buildings with the potential for their settings to be affected by the proposed development are considered briefly below.

Brizen House

- 4.9.9 This Grade II building (NHL 1091751) lies 670m west of the study site. It is of 16th century date, timber-framed with rendered and painted brick infill. The roof is thatched. The house is two-storey with an L-shaped plan. The main façade of the house faces north along the entrance drive to the A46.
- 4.9.10 The significance of the building lies in the preservation of historic fabric, and its location within a farmyard that has most likely been occupied since the Iron Age. The immediate setting of the house is confined within the farmyard, with its barns to the north-west, and gardens around the house. There is dense tree-planting to east and south of the house, enclosing the setting on this side. There are views over fields to the west, south-west and south, and the surrounding agricultural fields form a wider setting. Beyond this, there is dense housing to the east and north.

4.9.11 The study site does not form a part of the setting of this house, and furthermore the dense vegetation to the east of the house, and the intervening housing of The Lanes further to the east, means that there is no intervisibility between the study site and the house (Plate 11). As a result of these factors, it is considered that the proposed development would have no impact on the setting of the building, and therefore **no impact** on its significance would arise.

Leckhampton Farmhouse and Barn

- 4.9.12 These two Grade II listed buildings (NHL 1152954, NHL 1091757) are respectively 300 and 320m south-west of the study site. The farmhouse is 18th century, with a 19th century extension. It is built of large coursed, squared and dressed limestone, with red tile and concrete tile roof. Two storeys. The barn lying 20m to the west is late 16th-mid 17-century, partly rebuilt 1810. It is of weatherboarded square-panelled timber framing on a limestone plinth. The roof is of red tiles. The proximity of the two buildings allows them to be considered as one asset for the purposed of this assessment (Plate 16).
- 4.9.13 The significance of the two buildings is vested in the survival of historic fabric, and their association with each other. They no longer function as farm buildings. Their setting is now as part of a group of dwellings occupying the former farmyard extent, with another 6 houses built to the south, and a road with a planted roundabout dividing the settlement. The farmhouse and barn have well-established gardens, with a dense stand of mature trees on the north side of the farmhouse. The wider setting is formed by the surrounding agricultural fields, with housing beyond to the north, and the rise up to Leckhampton Hill to the south.
- 4.9.14 While the study site does lie within this wider setting, the mature trees in the grounds of the farmhouse, and the mature trees in the hedgerows along Hatherley Brook and the intervening fields, mean that there is no intervisibility between the assets and the study site (Plate 17). It is therefore considered that the proposed development would not change the setting of the house and barn, and would have **no impact** on the significance of these assets.

Church Farmhouse

4.9.15 This Grade II Listed Building (NHL 1340124) stands 420m south of the study site (Plate 18). It is an 18th century farmhouse, built of ashlar masonry, with a concrete tile roof. Two-storey (Plate 18). The significance of the asset is in the survival of historic fabric, and to a lesser extent in its association with the moated site immediately to the north-east, indicating that the farm has been operational in some form since Medieval times.

- 4.9.16 The immediate setting of the house is dominated by the contrasting large commercial/industrial buildings of the business centre adjacent to the west; and the grassed areas and screening trees of the gardens and the Scheduled moated site to the north-east. The house fronts on to Church Road to the south.
- 4.9.17 The study site is shielded from Church Farmhouse by the trees within the gardens of the house, and those around the moated site. In addition, there are trees along Kidnappers Lane, and a dense tree/shrub hedgerow along the field boundary to the south of the study site. There is no intervisibility between the study site and this asset, and as a result of this, the study site does not contribute to the setting of the house, and it is therefore considered that there would be **no impact** on the significance of Church Farmhouse from the proposed development.

The Rectory

- 4.9.18 This Grade II Listed Building (NHL 1091756) lies 390m south-east of the study site (Plate 19). It was built in c. 1830, of ashlar blocks with a slate roof and rendered stacks. Two-storey. It is a large house set in gardens. The significance of the house lies primarily in the survival of historical fabric, and in its association with the church and the older village core.
- 4.9.19 The immediate setting of the Rectory is within its own lawned gardens, containing a number of mature trees along the boundaries. In its wider setting, the other houses of the village, and the church, enclose the setting to the south and east, but is more open to the north in the direction of the study site. The tree belt along Kidnappers Lane encloses this wider setting to the north. This part of the setting contributes little to the significance of the house.
- 4.9.20 While the study site can be considered as within the wider setting of the house, the trees within the gardens of the house, and the trees along Kidnappers Lane, and a dense tree/shrub hedgerow along the field boundary to the south of the study site shield the Rectory from the study site. As a result there is no intervisibility between the Rectory and the study site, and it is not considered to contribute to the setting. It

is therefore considered that the proposed development would have **no impact** on the significance of the Rectory.

Moat Cottage

- 4.9.21 A Grade II Listed Building (NHL 1340125), Moat Cottage lies 200m south of the study site. The cottage is of late-16 to early 17th-century date, built of square-panelled timber framing with rendered and painted brick infill. The roof is thatched with decorative ridge thatching. The significance of the cottage derives from the survival of historic fabric and features.
- 4.9.22 The immediate setting of the cottage is enclosed by trees on the east side, separating the cottage from Kidnappers Lane. In its wider setting, to the west there is a large hedgerow with open fields beyond. The cottage has a wider rural setting, but is enclosed by the trees and hedges which surround it, limiting views outwards in any direction.
- 4.9.23 The study site lies within the wider setting of the cottage, but is generally well shielded from the cottage by the trees in its garden, those along the road, and the dense hedgerow along the southern edge of the study site. The roof and gable end of the cottage can be seen from the entrance to the study site, but there is no intervisibility at ground level (Plate 21, Plate 22). It is therefore considered that the study site makes a very limited contribution to the setting of the cottage. As a result, it is considered that the proposed development would make such a small change to the setting, that this would have **no impact** on the significance of Moat Cottage.

Olde England

- 4.9.24 This Grade II listed building (NHL 1152960), the closest designated asset to the study site, lying 120m south (Plate 23). It was formerly 2 cottages, now one. Built in the late 16th-mid 17th century, and extended in the 20th century. It is of square-panelled timber framing with rendered infill on a dressed stone plinth. The left gable end is of coursed squared and dressed limestone. There is a thatched roof with decorative ridge thatching and a red brick stack. The early range has been extended to the right to form an 'L'-shaped overall plan. It has a single storey and attic.
- 4.9.25 The significance of the house derives from the survival of historic fabric and features. The setting is similar to that of Moat Cottage, although it lies closer to the road, but

Olde England is more shielded from the open fields to the west by trees in its garden. The large trees along Kidnappers Lane enclose the setting to the east.

- 4.9.26 As a result the study site cannot be seen from the cottage at ground level, and the cottage roof and attic windows can be seen only from the entrance to the study site, but not elsewhere within it (Plate 22). The study site can therefore be considered to lie within the wider setting of the cottage, but the limited intervisibility between them means that the study site does not make a significant contribution to the setting.
- 4.9.27 As a result, it is considered that the proposed development would make a change to this setting of a very small scale, regarded as of negligible impact. This would result in a **no measurable harm** to the significance of Olde England.

Leckhampton Court with Wall and Gate Piers

- 4.9.28 This substantial Grade II* house (NHL 1091754) lies on higher ground 670m southeast of the study site (Plate 24). Originally a Manor house, now a hospice. The earliest fabric dates from the 14th century, with 16th and 18th century extensions. The house was restored in the late 20th century. It is built of ashlar and coursed squared and dressed limestone, with some areas of close-studded timber framing. The roof is of stone slates. The buildings are arranged to form a 3-sided courtyard with a wall on the fourth side. It has 2 storeys and attics.
- 4.9.29 The significance of the house lies both in the preservation of historic fabric, including Medieval elements; its architectural details; and its historical associations as the manor house of the main Leckhampton manor. While the immediate setting is to a large extent created by the historic buildings and the extensive additional structures of the hospice, it does have a wider setting as the main façade faces from an elevated position. This gives extensive views across Cheltenham, including the parts of the village of Leckhampton and the fields between Leckhampton and the main urban area of Cheltenham. This setting adds an important element to the significance of the building.
- 4.9.30 The study site does lie within this wider setting, but forms only a small part of that setting, the majority of the view in the direction of the study site is of urban Cheltenham (Plate 25), but the study site has been visible within these views for many years due to the large greenhouses which stood there. It is considered that the study site makes a very small contribution to the overall setting of the Court. While the

proposed development would change the setting, it would not substantially alter its nature, and so would have no more than a Negligible impact on the setting. It is considered that this would result in a **no measurable harm to** the significance of Leckhampton Court.

Church of St Peter and Lych Gate

- 4.9.31 The Grade II* listed church (NHL 1340121) lies 500m south of the study site (Plate 26). Parts of the church date from the 12th century, but it is mainly of 14th century construction. It was altered and enlarged in the 1830s, and again in the 1860s. The church is built of limestone ashlar under a Cotswolds stone slate roof. The low west tower has a tall spire.
- 4.9.32 The significance of the church is vested in the survival of historic Medieval fabric and features, and its historical association with the manor house to the south, and the family which owned the manor for many years. The immediate setting is provided by the churchyard, which is relatively open, but also contains frequent trees and shrubs (Plate 27). The vegetation in the churchyard, and along the road on which the lych gate opens, serves to limit views out to the north (Plate 28). There are also houses such as the rectory on Church Road, which have mature trees in their gardens, and partial views of these buildings form the limit of the setting towards the north (Plate 29).
- 4.9.33 The tall spire can be seen from elsewhere in the landscape, but it has no viewing platform from which wider views can be gained, so there is no outward connection to the wider landscape from the tower. The setting in the churchyard and within the village is an important contributor to the church's significance, but the wider landscape is not a major contributing factor.
- 4.9.34 Views to and from the study site are obscured by the intervening vegetation and buildings, and there is no intervisibility between the study site and the church (Plate 10). As a result, it is considered that the proposed development would have no impact on the significance of the church.

Conservation Areas

4.10.1 The Cheltenham Central Conservation Area (CA) lies partly within a 1km radius of the study site. This CA has been appraised as a series of distinctive character areas, which

have undergone individual appraisals. The nearest element of the CA to the study site is the Leckhampton Character Area, 500m to the north-east.

- 4.10.2 The southern boundary of the CA is entirely enclosed by housing development, and has no direct physical or visual access to the countryside in which the study site lies. There are vistas to the south identified in the Leckhampton Character Area Appraisal and Management Plan (CBC 2008a), but these are confined to long-range views up towards Leckhampton Hill, and do not encompass the study site. This is also the case in The Park Character Area (CBC 2008b), 700m north of the study site.
- 4.10.3 As a result of the enclosure of the CA Character Area boundaries within the urban area, the CA does not have and visual interaction with the study site. The immediate setting of the CA is the urban fringe of Cheltenham; the wider setting consists of more distant views to the surrounding hills, and the study site does not form a part of this setting. As a result, it is considered that the proposed development would have **no impact** on the significance of the Conservation Area.

Historic Landscape

4.11 The Gloucestershire Historic Landscape Characterisation (HLC) identifies the study site as comprising type A1, this reflecting irregular enclosure that has developed out of a pattern of former open fields. Such a pattern of open field use remains evident over part of the study site today, being reflected in the survival of ridge and furrow earthworks reflecting its former cultivation. Gradual piecemeal enclosure of this land may be suggested from at least the time of the 1746 Leckhampton Court Estate Plan, if not earlier.

Assessment of Significance

- 4.12.1 The study site contains no nationally important archaeological remains, but is in proximity to a Scheduled Monument, the Church Farm moated site and fish ponds, which lies 330m south of the study site. It is further identified to lie c.1.6km to the north-west of the Scheduled hill fort of Leckhampton Hill and to lie in close proximity to a number of nationally important listed buildings.
- 4.12.2 No non-designated heritage assets have been recorded within the study site. A moderate theoretical potential for the study site to contain previously unrecorded

below ground activity dating to the Prehistoric and Roman periods has been identified. Any such remains present within the study site are likely to represent agricultural activity and associated rural settlement similar to that identified across the wider study area and the landscape beyond, and therefore to be of no more than local to regional importance.

5.0 <u>SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON</u> <u>HERITAGE ASSETS</u>

Site Conditions

- 5.1.1 The study site was visited in October 2015. It is now a mixed area of open grassland and the remains of demolished greenhouses and other structures. The demolition debris and surviving concrete greenhouse bases cover most of the surface of the study site in its southern part. The western and north-western parts of the study site are open grassland.
- 5.1.2 North-east of the study site stand two houses, and some associated greenhouses/polytunnels. There is a small strip of land in separate ownership along the western side of the study site, and beyond this a dense belt of trees fringes Kidnappers Lane and encloses the study site on that side. A dense hedgerow of cypress runs along the south-eastern boundary of the study site, shielding it from the fields beyond. There are other belts of trees on all other sides of the study site, which serve to enclose it effectively on all sides and strongly reduce visibility across the surrounding countryside.
- 5.1.3 During the site visit no unrecorded heritage assets were noted on the study site,

The Proposed Development

5.2 Proposed development is to comprise new residential housing, with associated infrastructure and access. A mixture of existing vegetation and new planting will provide screening both around and within the proposed development.

Impact on Heritage Assets

5.3 Modern development on the study site in the form of horticultural greenhouses has served to further reduce the likelihood of survival of any earlier archaeology, and most likely truncated or destroyed any remains. The western part of the study site has been subject to the least modern development, and the potential in this part of the study site may be considered as higher than for its remaining area.

Designated Heritage Assets

- 5.4.1 The proposed development will have no direct impact on any designated heritage assets.
- 5.4.2 The proposed development has the potential to impact on the settings of scheduled monuments and listed buildings within the surrounding area. Assessment of these potential impacts through a site visit to the area has concluded that in no case is there the potential for substantial harm to the setting of any designated asset. While the study site lies within the settings of a small number of assets, its contribution to these settings is small, as the existing and proposed screening around the study site largely shields it from view. As a result, it is considered that the proposed development is unlikely to result in more than a negligible degree of harm to the significance of any designated asset.

Non-designated Heritage Assets

- 5.4.3 Any area of proposed new built development within the study site is likely to involve the stripping of top and sub-soils, to varying degrees, from those areas where development and related infrastructure is proposed. The stripping of sub-soils and the excavation of foundations and associated services would result in the truncation and destruction of any heritage assets of archaeological interest that may survive.
- 5.3.5 Any such surviving assets are considered, by comparison with known evidence from the surrounding area, to be unlikely to be of more than local to regional value.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land approximately 1.3ha in area situated off Kidnappers Lane, Leckhampton, Gloucestershire, is being proposed for development.
- 6.2 This desk-based assessment has established that the study site contains no designated heritage assets, and will have no direct impact on any designated heritage assets. While the study site lies within the settings of a number of designated heritage assets, it makes a limited contribution to these settings. In most cases, the settings make a limited contribution to the significance of the assets assessed, and so it is considered that the proposed development, even if making small changes to settings, would cause that no appreciable harm to the significance of any of these assets.
- 6.3 This assessment has established that no non-designated heritage assets recorded within the study site, although on the basis of archaeological evidence being recorded in the wider study area, a moderate potential for previously unrecorded remains dating to the Prehistoric and Roman periods may be identified. Based on comparison with evidence found in several archaeological interventions in the immediate area, any such remains which do survive are unlikely to be of more than local to regional significance. This significance is likely to have been further reduced by the impact of previous development, in the form of horticultural buildings, within the study site.
- 6.4 The level of potential impact identified by this assessment indicates that the level of harm to the historic environment would not be such as to preclude development. The moderate potential of the site, for the presence of evidence of Prehistoric and Roman agricultural activity, has been further reduced by the level of disturbance from previous development across the site.
- 6.5 A trenching evaluation (Rubicon, 2016) carried out after the original desk based assessment revealed no significant archaeological finds or features. As a result, the Local Planning Authority Archaeological Officer has recommended that no further archaeological work is required with the study site (see APPENDIX ONE).

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1778 Leckhampton Inclosure Map

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4. Internet

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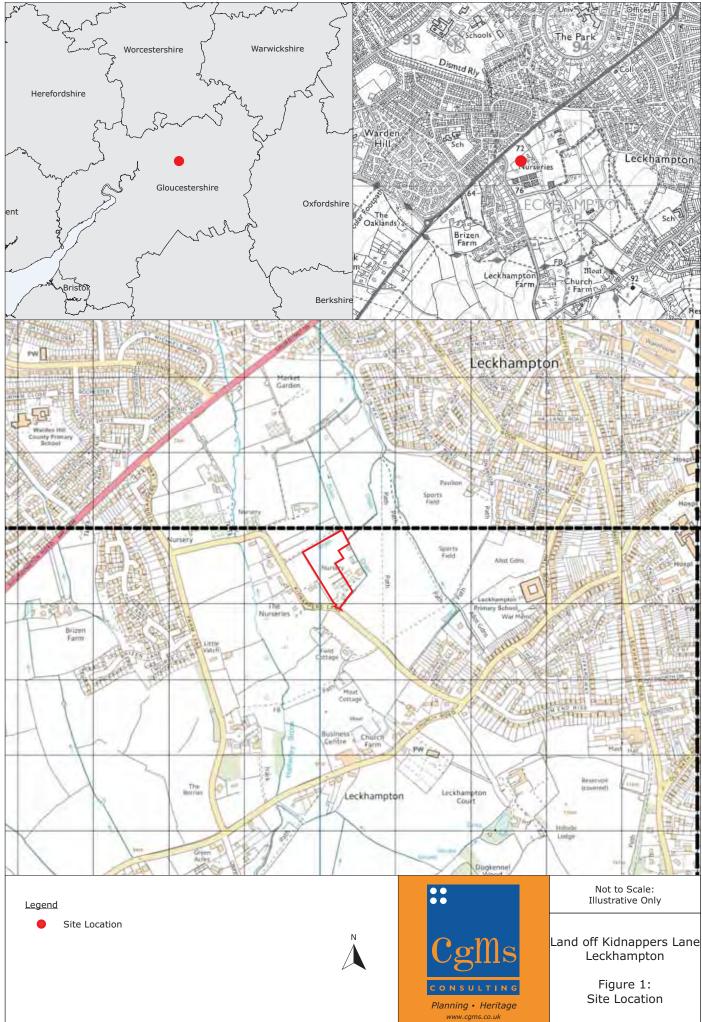
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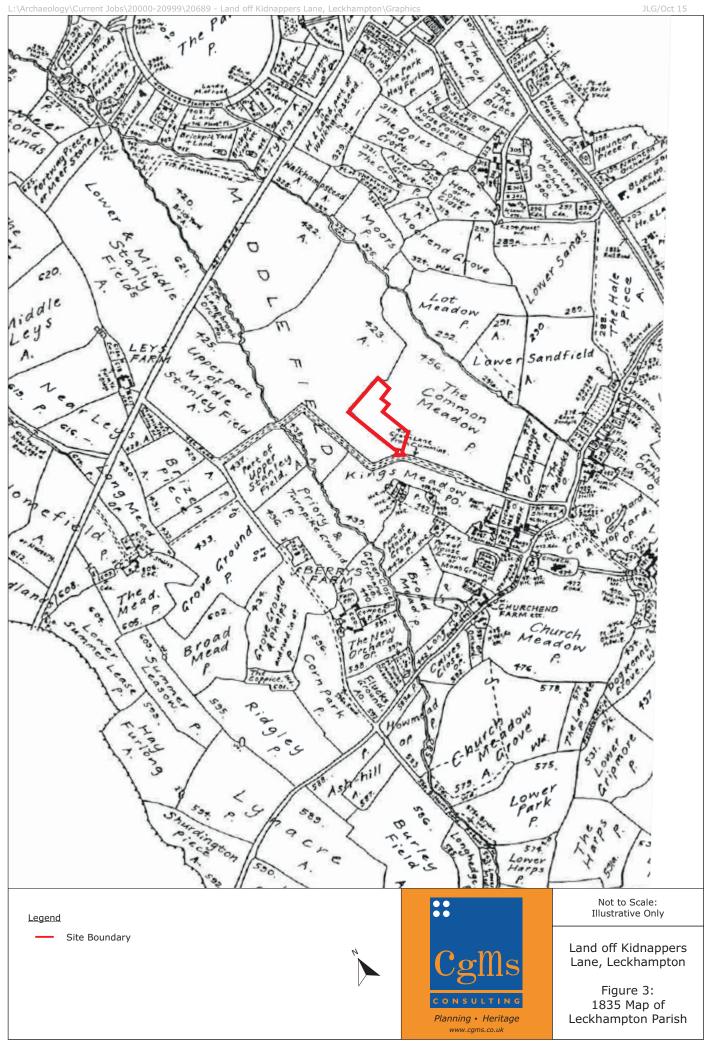
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Pastscape - www.pastscape.org.uk



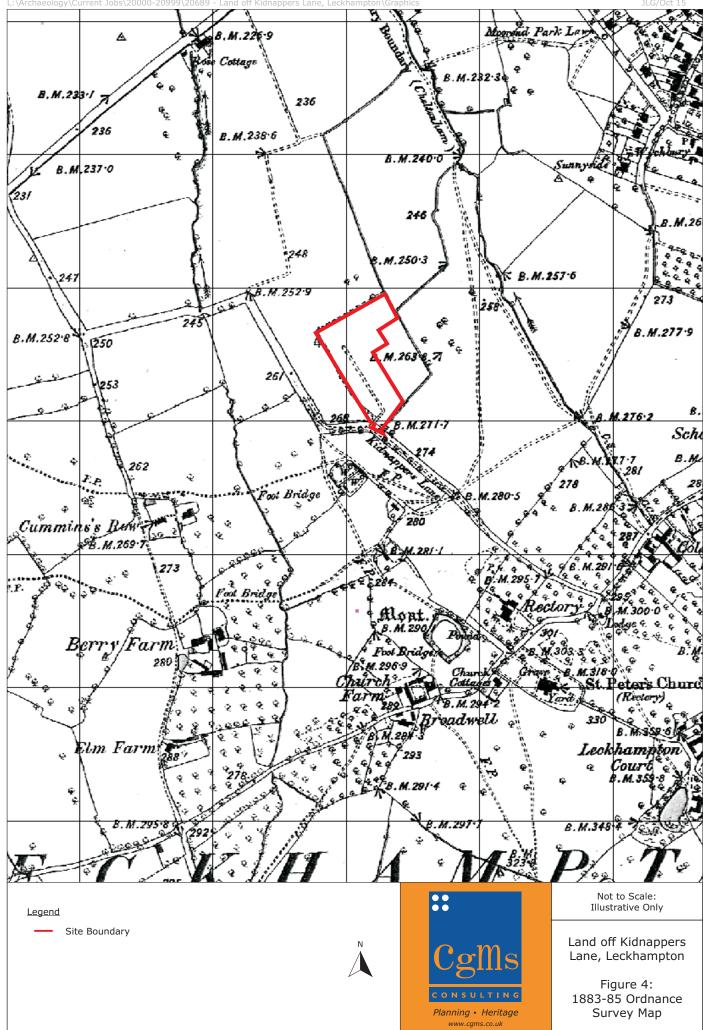
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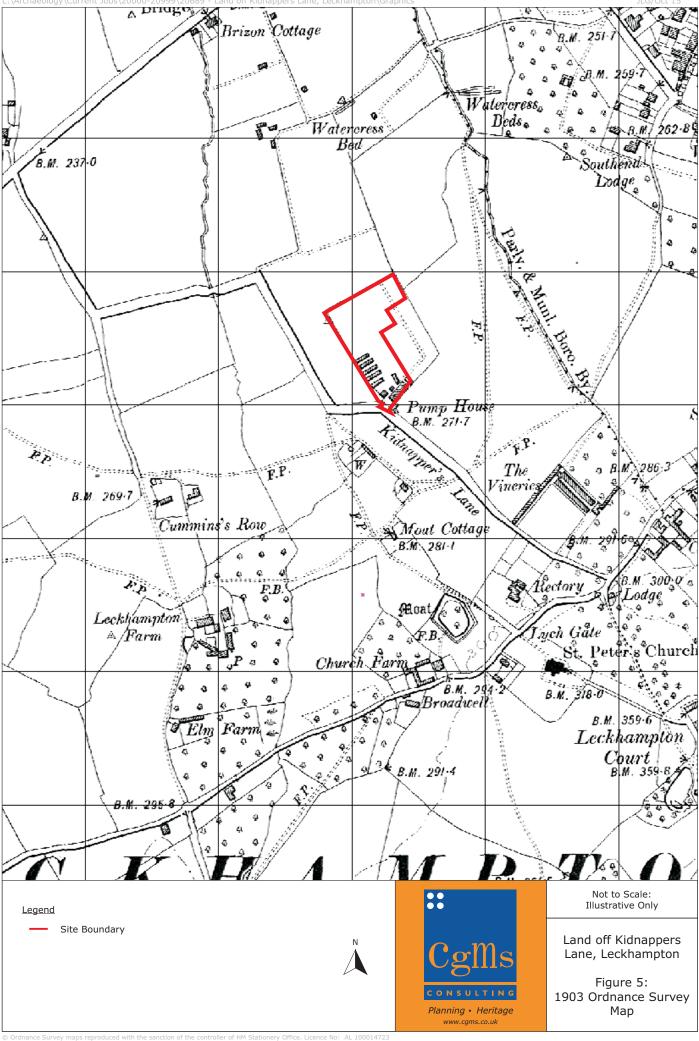


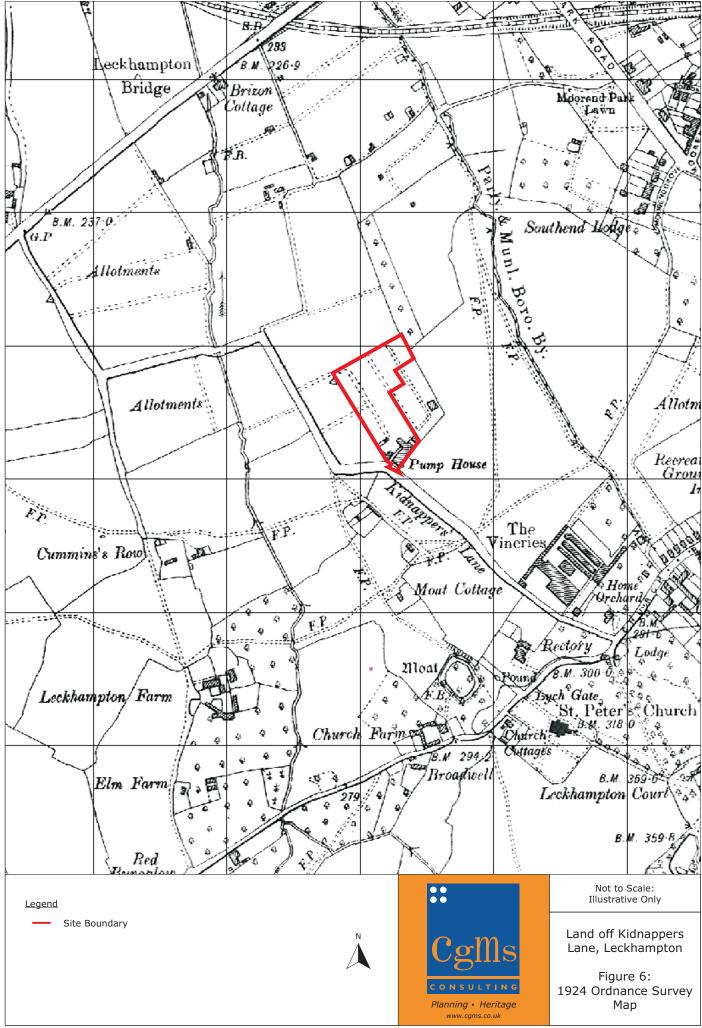


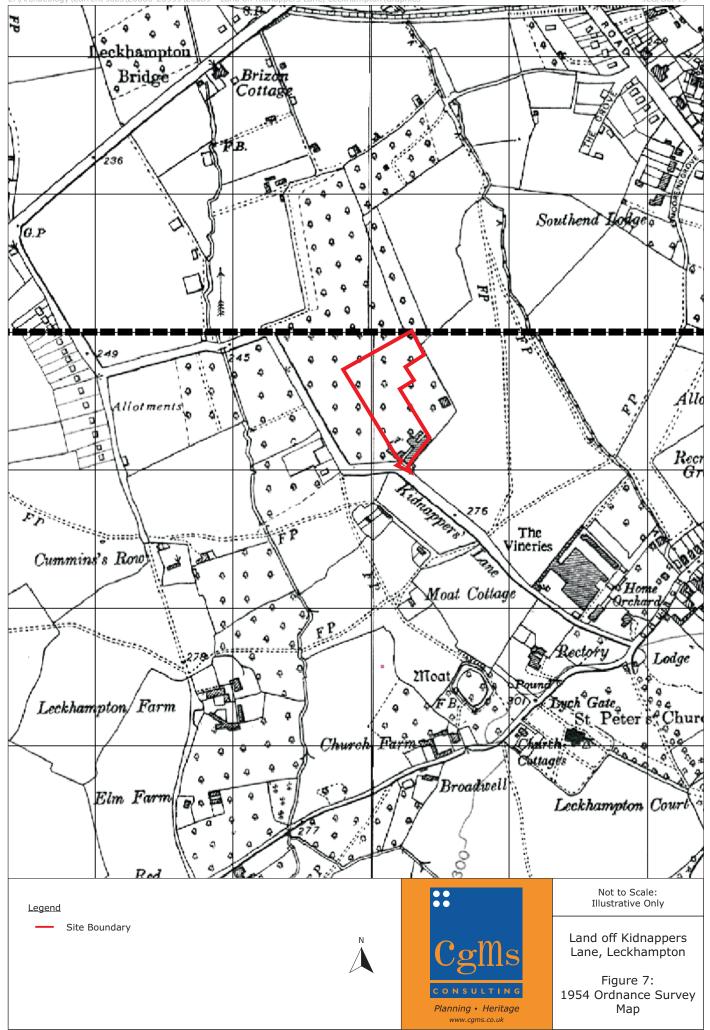


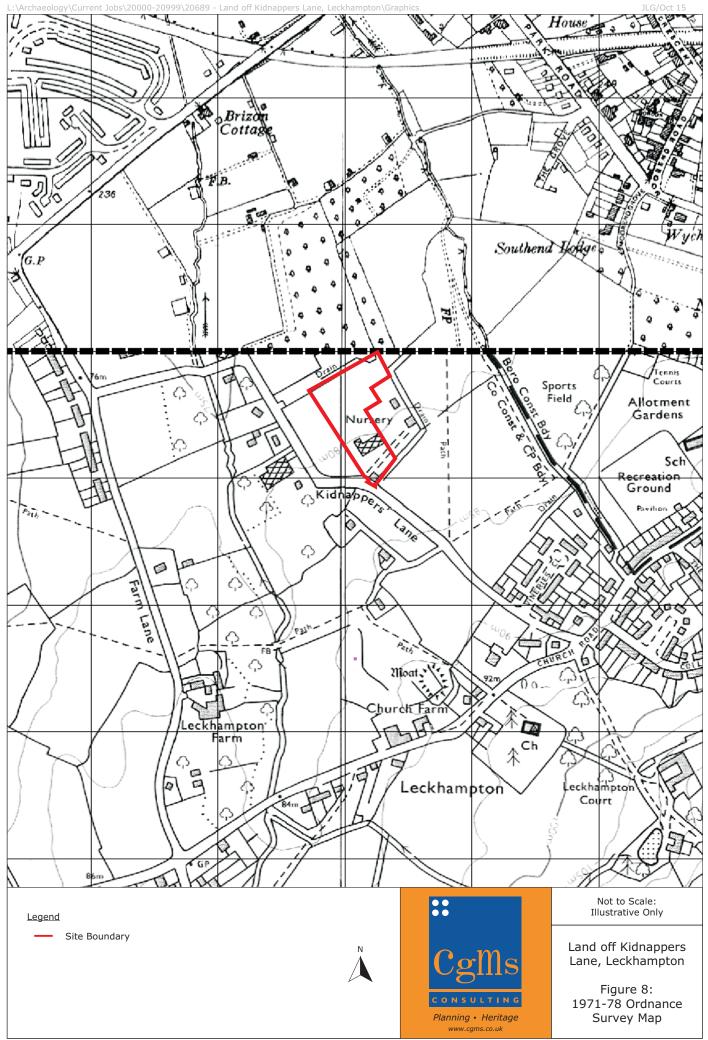


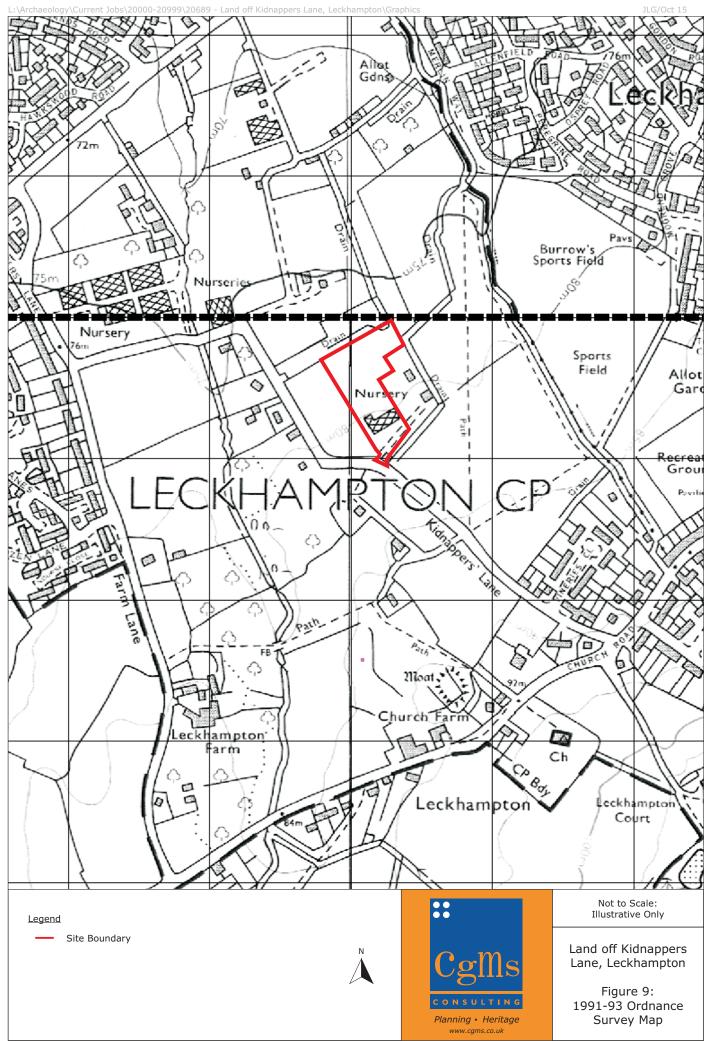


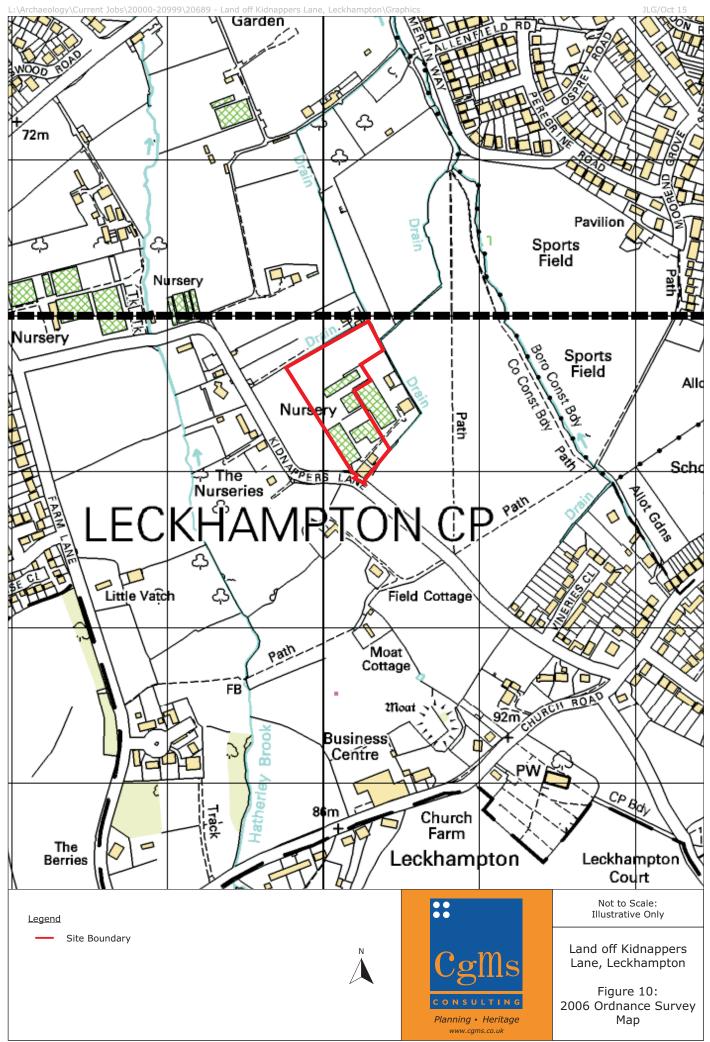






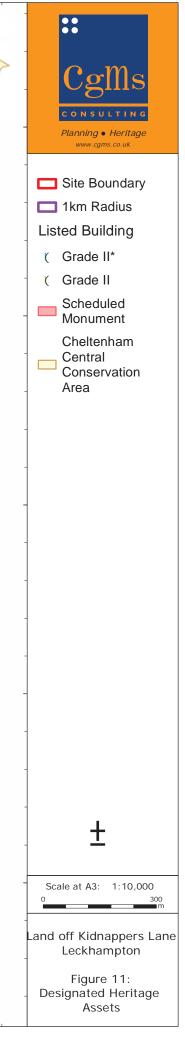


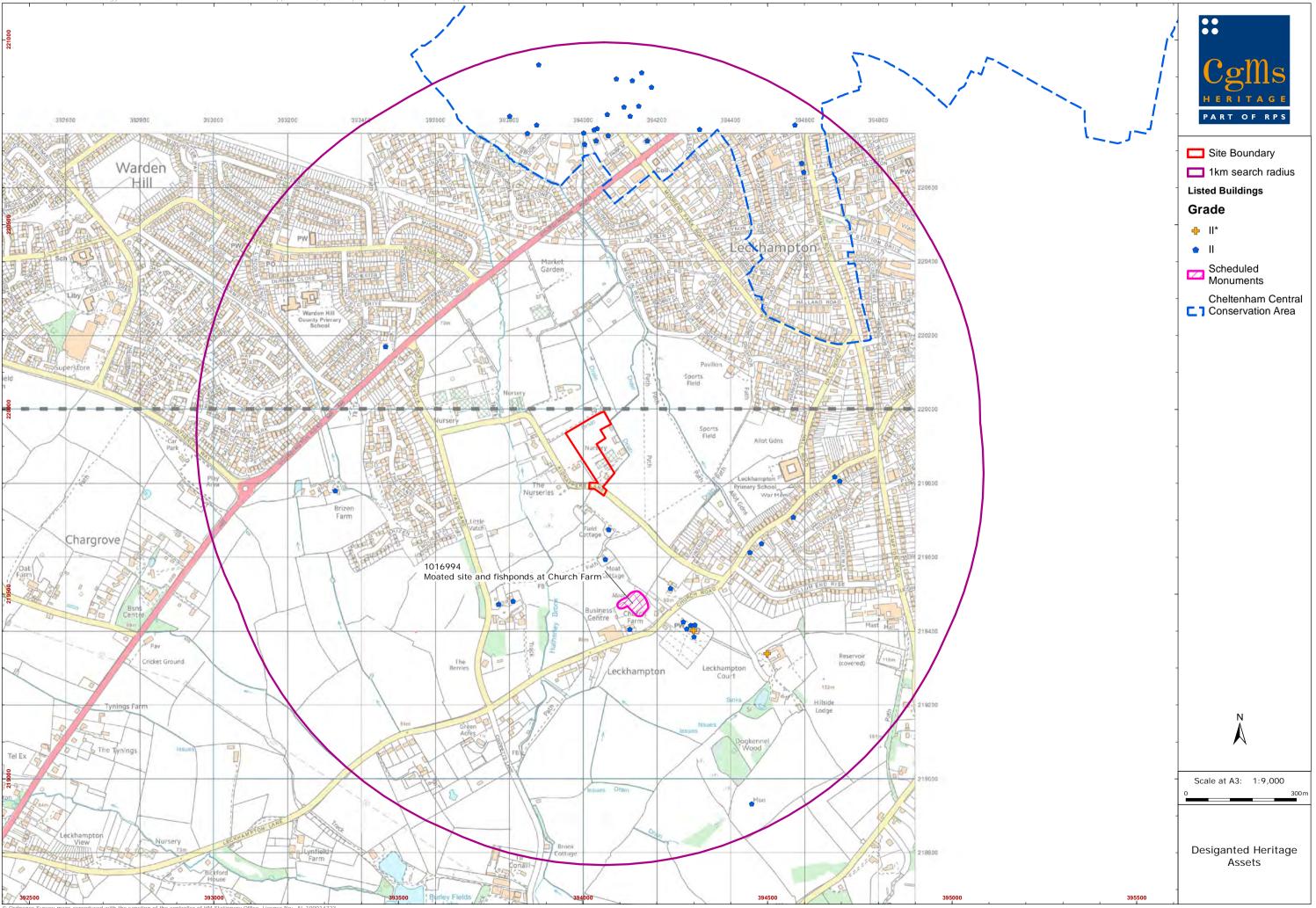






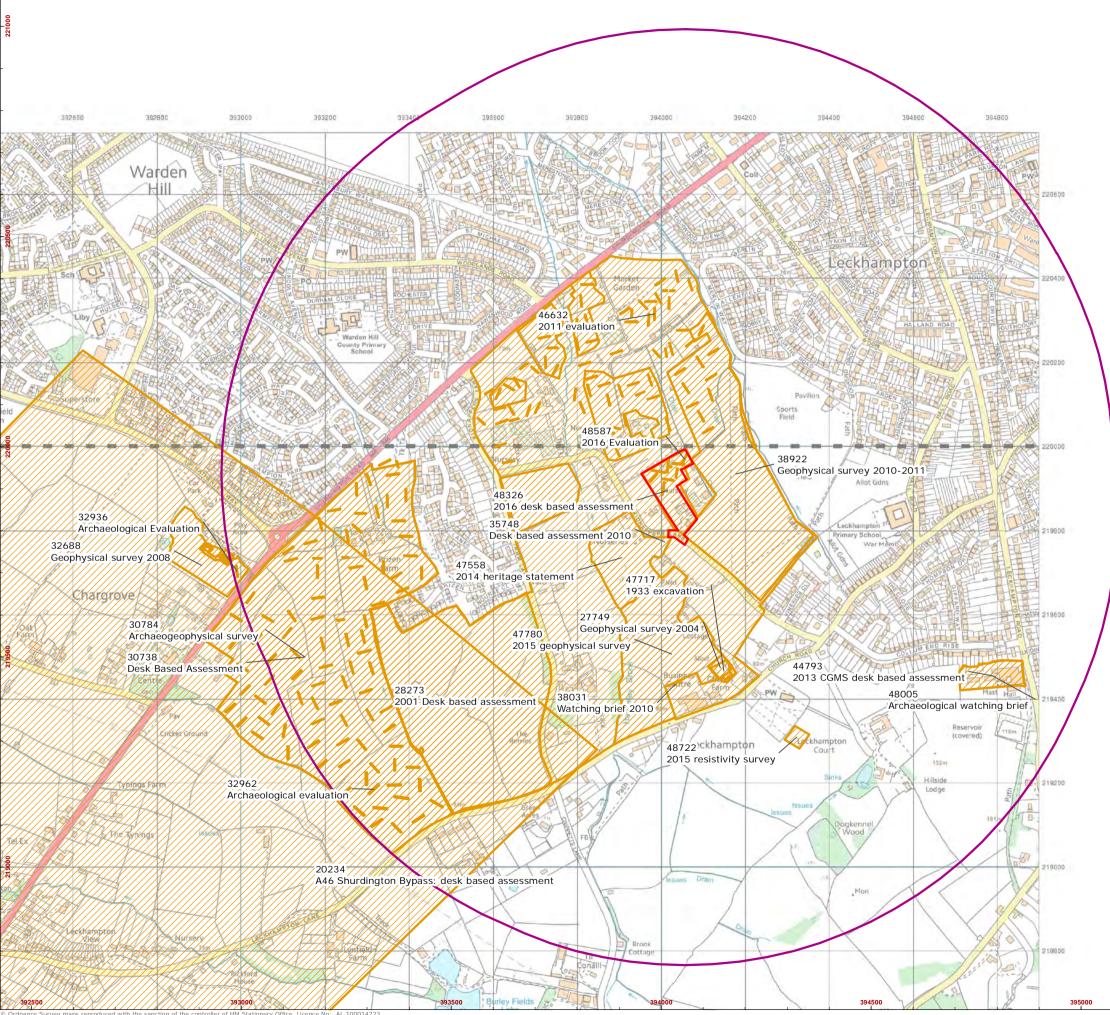
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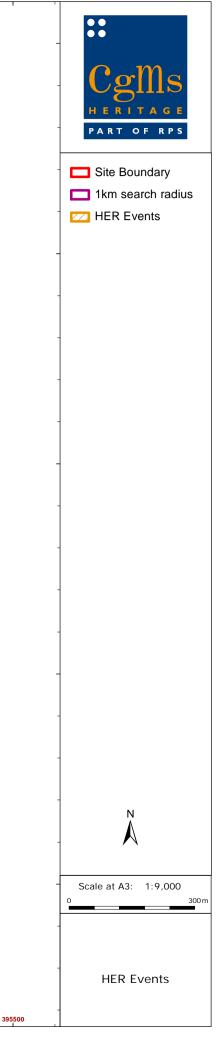


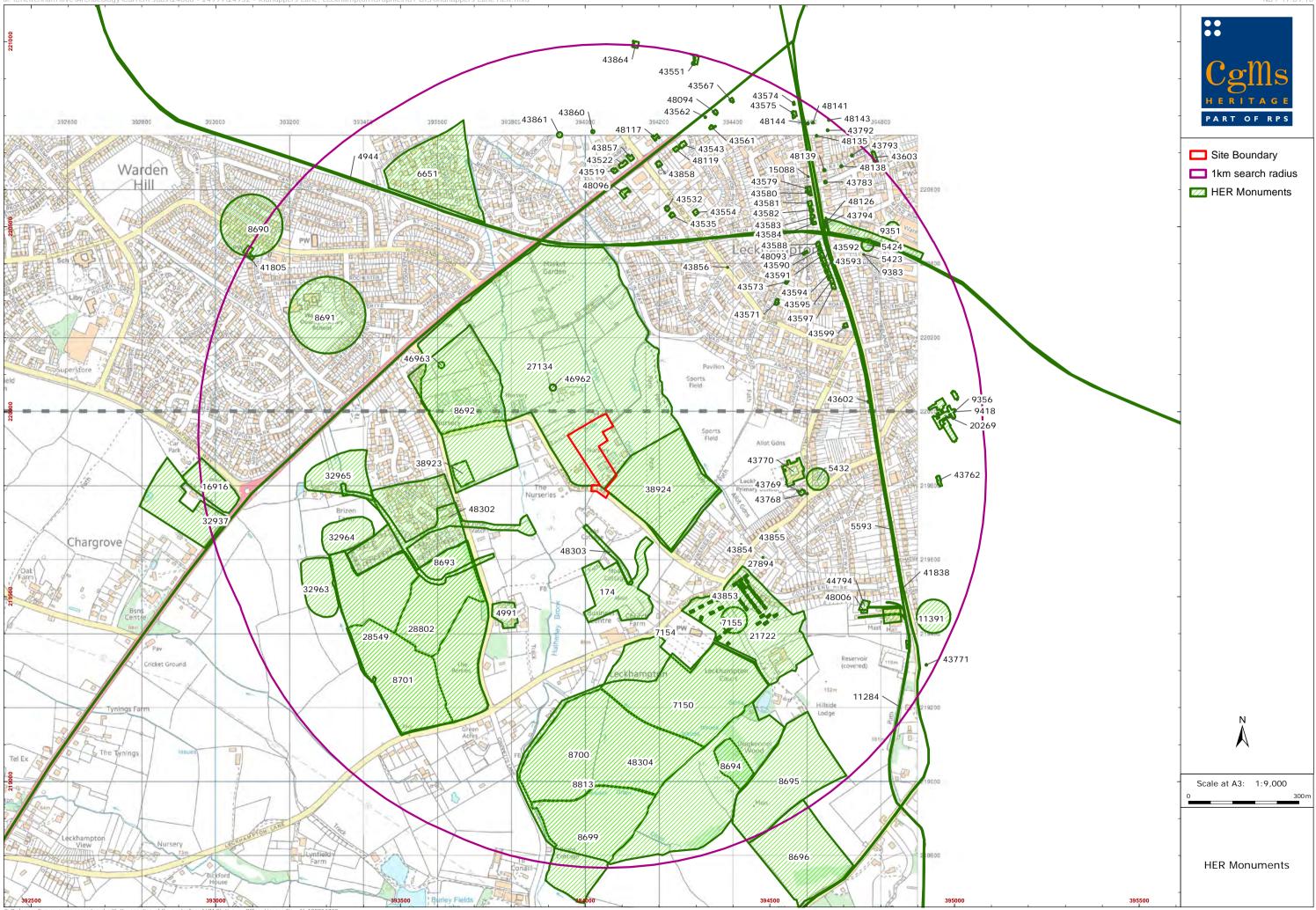
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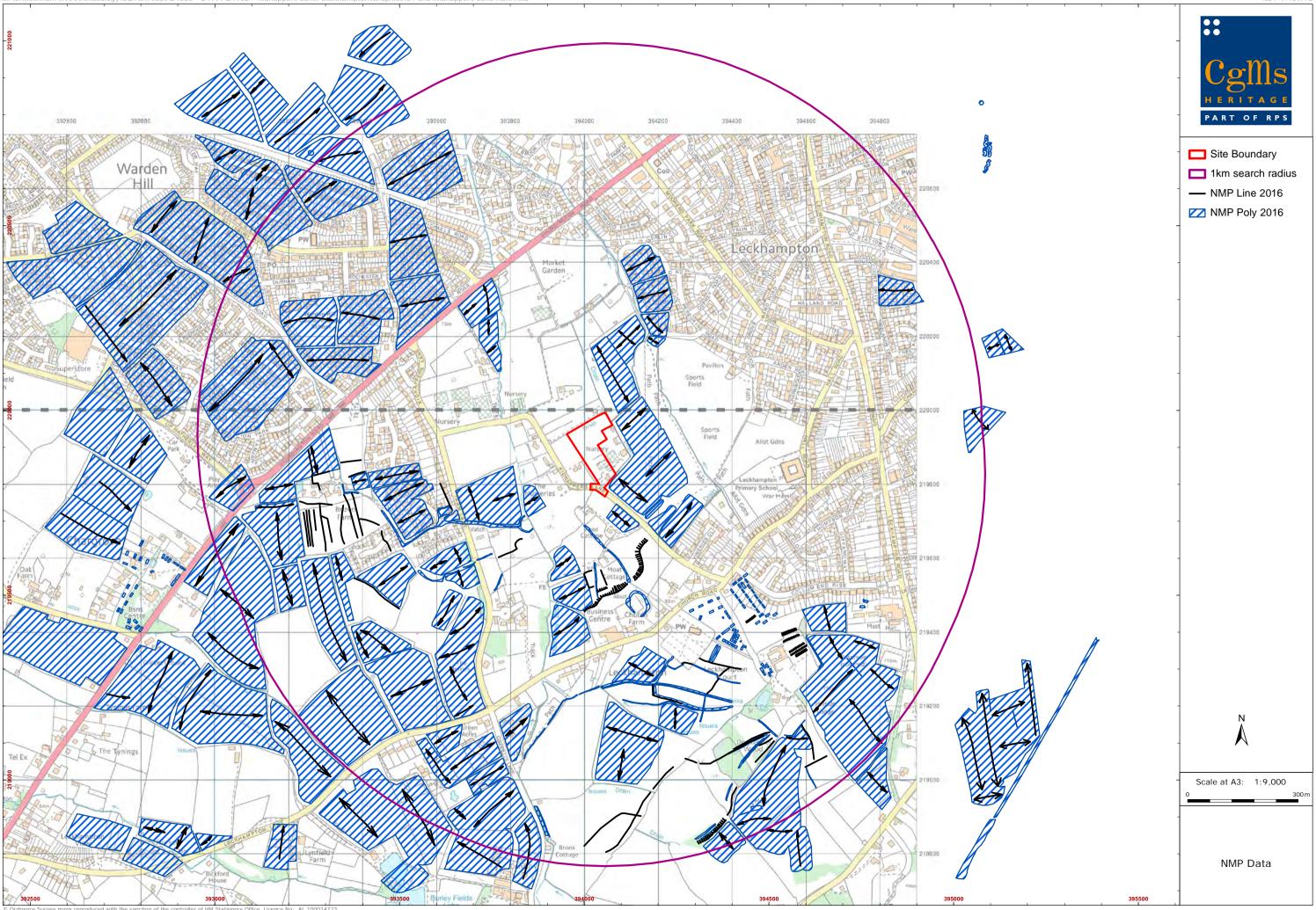
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Plate 1: View north–east from the study site entrance over the area where the 19thcentury pump house stood.



Plate 2: View north-west from the study site entrance, over the area of demolished greenhouses.



Plate 3: View north across study site showing detail of surviving greenhouse bases.



Plate 4: View south-east across the study site, from the west corner.



Plate 5: View east across the study site, from the west corner.



Plate 6: View north-east across the study site, from the west corner.



Plate 7: View south-west over the study site, from the north corner.



Plate 8: View south over the study site, from the north corner.



Plate 9: View south-east over the study site, from the north corner.



Plate 10: View south from the centre of the study site.



Plate 11: View west from the centre of the study site.



Plate 12: View north from the centre of the study site.



Plate 13: View east from the centre of the study site.



Plate 14: Leckhampton Primary School.



Plate 15: View towards the study site from allotments adjacent to Leckhampton School.



Plate 16: Leckhampton Farmhouse and Barn from the west.



Plate 17: View towards the study site along Farm View, adjacent to Leckhampton Farmhouse.



Plate 18: Church Farmhouse, from the east.



Plate 19: The Rectory, from the south-east.



Plate 20: Moat Cottage from the west.



Plate 21: View towards the study site, adjacent to Moat Cottage.



Plate 22: View south towards Olde England and Moat Cottage from the study site entrance on Kidnappers Lane (unlisted Field Cottage in the right foreground).



Plate 23: Olde England from the west.



Plate 24: Leckhampton Court, from the north-west.



Plate 25: View north from Leckhampton Court driveway.



Plate 26: St Peter's Church, from the west.



Plate 27: St Peter's churchyard.



Plate 28: View through lych gate towards the study site.

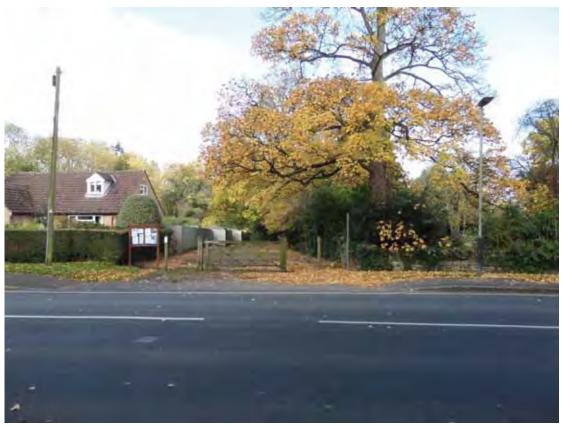


Plate 29: View north towards the study site from the churchyard boundary.



Plate 30: Scheduled moated site, Church Farm: detail of moat.



Plate 31: Scheduled moated site, Church Farm, general view from north.



Plate 32: View towards study site from northern boundary of Scheduled moated site.

APPENDIX ONE: Email from Charles Parry, GCC Archaeological Advisor

From:	PARRY, Charles
To:	Neil Wright
Subject:	[EXT] RE: Land at Kidnappers Lane, Leckhampton, Cheltenham
Date:	11 September 2018 12:36:25
Attachments:	image001.ipg
	image002.jpg
	image003.jpg

Hi Neil

Thanks for your e-mail.

Given the negative results of the field evaluation I recommend that no further archaeological investigation or recording need be undertaken in connection with the development of this land.

Best wishes

Charles

Charles Parry Archaeologist Gloucestershire County Council Shire Hall, Gloucester GL1 2TH

Tel. 01452 425669

From: Neil Wright [mailto:N.wright@cgms.co.uk]
Sent: 11 September 2018 12:28
To: PARRY, Charles
Subject: Land at Kidnappers Lane, Leckhampton, Cheltenham

Hi Charles, hope all is well,

I've been handed the above project to take forward.

The client has had their appeal rejected (16/00202/OUT) and are now looking to submit a new application.

I'm in the process of putting together a new DBA for the site.

What are your current recommendations with regard to the attached evaluation report?

Cheers,

Neil

Neil Wright BSc (Hons) MCIfA Senior Consultant – CgMs/RPS Historic Environment

Mobile: 07917 241309 Direct Dial: 01242 259833 Email Address: <u>n.wright@cgms.co.uk</u> CgMs Heritage Part of RPS Group Plc Planning, Archaeology & Historic Buildings Consultants Burlington House, Lypiatt Road, Cheltenham, Glos GL50 2SY www.cgms.co.uk < http://www.cgms.co.uk > APPENDIX TWO: Gazetteer of Heritage Assets

ENV_SMR_SM	ENV_SMR1	ENV_SMR4
8695	General	Crow Park Fieldname
		Leckhampton Quarries (C18-C20), and associated tramroad with
		inclined planes, also site of C20 limekilns and a short section of
11284	Tramways	tramway.
		Delancey Hospital, Charlton Lane, Cheltenham. Cheltenham
20269	CLL	Local List.
		Detached house. Mid twentieth century with roughcast walls on
		a brick plinth under concrete roof tiles. Two storeys
		Voyseyesque house. This is for Cheltenham a unique example of
		the Surrey vernacular style as popularised by Voysey and
43561	CLL	Lutyens. Shurdingto
		House. c1860. Stucco rendered two storeys and three bays.
		Central door with moulded door surround flanked by single
		storey canted bays. The building is a good example of a well
42500		designed 19th century detached house and includes details and
43588	CLL	building mater
		School 1005 6 by Chattars & Smithson Bandad brick tilad
43770	CU	School. 1905-6 by Chatters & Smithson. Banded brick, tiled gables, big ventilation turret. Many later additions. Hall Road
43770		Farmhouse, mid 19C. Two storey, built of squared limestone
		with flat arched window voussoirs of stone, three bays but
		recently extended to include front door and modern bay
43855	CLI	window. Church Road, Leckhampton
19699		Boundary marker. 1935. Rectangular concrete marker with
		bevelled top. Incised lettering CHELTENHAM" and "B of C 1935".
43771	CLL	Old Bath Road,
		Possible World War II bomb shelter at, 205 Leckhampton Road,
44794	Military	Cheltenham.
		Lamp post, outside 46 Leckhampton Road, Cheltenham.
48141	CLL	Cheltenham Local List.
		St Kenelm, Shurdington Road, Cheltenham. Cheltenham Local
48096	CLL	List.
		Lime Kilns, found during watching brief at Leckhampton
		Industrial Estate, 205, Leckhampton Road, Leckhampton,
	General	Cheltenham.
	General	Roman coin (Hadrian) from Charlton Kings
	General	Earthwork Complex SW of Leckhampton Church
	General General	Church Meadow Grove Fieldnames
8701		Ridgeley Fieldname
16016	General	Romano-British settlement at Brizen playing field, Cheltenham.
	General	Roman Coin
. 199		
9308	Railways	Banbury and Cheltenham Direct Railway (GWR), now disused.
	/ -	
32937	General	Probable Roman Field system, The Oaklands, Shurdington
		, , , , , , , , , , , , , , , , , , , ,

		Terrace of houses in two rows. C1905. Brown glazed brick with
		buff brick trim. Two storeys. Each house of two bays. Set back
		from road with front garden. The terrace is constructed with
43603	CLL	unusual bricks and has local architectural value and historic int
		Detached villa. Late 19 C. Stucco. A four storey corner house
		with two principal elevations. The elevation facing Shurdinton
		Road is very similar to those of stucco-fronted villas in Moorend
		Park Road, with a projecting bay with quoin. Moorend Park
43857	CLL	Road
		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor. No.
		77 extended with two storey flat roof. Tri-partite windows at
		ground floor.Central chimney stacks. It makes a positive
43594	CLL	contributio
		House. c1860. Stucco rendered two storeys and three bays.
		Central door under portico flanked by three-light windows with
		arches. Three two-light windows above. It makes a positive
		contribution to the varied townscape of the Borough.
43590	CLL	Leckhampton Road,
	-	
		House. c1860. Stucco rendered with two storeys and two bays.
		Two storey canted bay to right. Stucco quoins and moulded sill
		band. It makes a positive contribution to the varied townscape
43581	СП	of the Borough. Leckhampton Road, Leckhampton.
15501		Detached house, now part of the University of Gloucestershire.
		Late 19 C. Stucco. Four storeys with basement and attics. Three
		bays with projecting single-storey porch with pilasters, flat
		capitals and round headed door with semi-circular lead-paned
43864	CLL	over
13001		Lamp post, outside 14 Fairfield Park Road, Cheltenham.
43793	СП	Cheltenham Local List.
-3733		Semi detached house, the building is a good example of a well
		designed 19th century detached house. Stucco rendered with
		two storeys and basement with two bays each house. It makes
		a positive contribution to the varied townscape of the Borough.
43575	CLI	Leckham
45575		Railway Bridge, Leckhampton Road, Cheltenham. Cheltenham
48126	СП	Local List.
	General	Possible Medieval Pottery
	General	C15 dagger from Lilley Brook in Charlton Park
3330	Scheral	Midland & South Western Junction Railway, C19 - C20, now
		disused, had own line from Andoversford Junction to Andover,
1011	Railways	later part of the GWR.
4244	Kanways	Leckhampton Quarries (C18-C20), and associated tramroad with
		inclined planes, also site of C20 limekilns and a short section of
1170/	Tramways	•
	Tramways General	tramway. Grove Ground Fieldnames
4991	General	Carved Stone at Leckhampton Farm

		2006 - Modern geophysical survey on land west of Farm Lane,
		Shurdington. The work identified annomalies consistent with
		areas of prehistoric settlement and agriculture, and of later
285/19	General	agricultural practices including ridge and furrow.
20343	General	
		World War II, USA military camp (C) and later prisoner of war
21722	Military	camp (No. 263) at Leckhampton Court, Leckhampton.
	,	Possible ditch-like anomalies recorded in December 2010 to
		February 2011 geophysical survey work between Leckhampton
38923	General	and Cheltenham, Leckhampton.
		Large detached house, late nineteenth century house of
		imposing design demonstrating creative use of brick and stone.
43532	CLL	Moorend Park Road, The Park.
		Detached house. Mid ninettenth century roughcast rendered
		with two storeys and three bays. A centrally placed door with
		tent-like lead canopy supported on wrought iron trellises. Good
		example of a modest mid-19th century detached house.
43573	CLL	Moorend Road, Lec
		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor. No.
		77 extended with two storey flat roof. Tri-partite windows at
		ground floor.Central chimney stacks. It makes a positive
43595	CLL	contributio
		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor. Tri-
		partite windows at ground floor. Central stacks. It makes a
		positive contribution to the varied townscape of the Borough.
43591	CLL	Leckham
		Cylindrical letterbox with horizontal aperture and domed cap.
43860	CLL	Royal ER VII cipher with crown. The Park.
		Ornate iron gates at entrance to 119 Leckhampton Road.
		Late nineteenth century. This item of street furniture has strong
		local interest and adds to the historic character and appearance
43602	CLL	of the neighbourhood.Leckhampton Road, Leckhampton.
48119	CLL	58 Shurdington Road, Cheltenham. Cheltenham Local List.
		Scheduled Monument earthworks and below-ground remains of
		the Medieval moated site and fishponds at Church Farm,
174	General	Leckhampton.
		A probable medieval and/or post medieval hollow way is visible
		as an earthwork on aerial photographs and was mapped as part
		of the Severn Vale NMP project. Church road, Leckhampton
	General	Business Center, Leckhampton.
	General	Leckhampton Medieval Settlement
	General	Rectangular cropmark SW of Fullwood Park
	General	Stanley Fieldname
	General	Lower Park Fieldname
8696	General	Upper Park Fieldname

		Leckhampton Quarries (C18-C20), and associated tramroad with
		inclined planes, also site of C20 limekilns and a short section of
1178/	Tramways	tramway.
11204	Trainway5	Large terrace stucco built houses, typical of Cheltenham's
		Victorian suburbs with good detailing. 73-85 Shurdington Road,
43522	CU	Cheltenham.
43522		Chercennam.
		Lamp post. c1910. A number of historic lamp posts are still to
		found in Cheltenham's late 19th/early 20th streets. The highest
		concentration is in the vicinity of the streets on the east side of
43783	CU	the north end of Leckhampton Road. Naunton Lane
		Lodge to Leckhampton Court. C 1848, perhaps by Francis Niblett
		who carried out extensive restoration work at Leckhampton
		Court in the mid 19C. Tudor Gothic, with a massive south
		chimney with offsets, limestone rubble with round headed two-
43853	CLL	light windows.
		Former, National School, now dwelling. 1840. Built by Rev
		Charles Brandon Tyre, rector of Leckhampton for 53
		years.Rubblestone. Single storey with hipped roof and round-
		arched windows. Replaced by adjacent school in 1905. Church
43769	CLL	Road, Leckhampton.
		Lamp post, to the side of 72 Leckhampton Road, Cheltenham.
48139	CLL	Cheltenham Local List.
		Turnpike Road connecting Stroud and Cheltenham via Painswick
41580	Turnpike	and Pitchcombe.
	Railways	Banbury and Cheltenham Direct Railway (GWR), now disused.
5432	General	Bronze Age Beaker found in Hall Road in 1964
		St Christopher's Church was built in 1960 on Lincoln Avenue,
41805	General	Warden Hill, Cheltenham.
		Cylindrical letterbox with horizontal aperture and domed
		cap.This item of street furniture has strong local interest and
		adds to the historic character and appearance of the
43562	CLL	neighbourhood. Shurdington Road,
		Detached house. Late nineteenth century, stucco rendered with
		three storeys and basement. Three bays: one narrow central
		bay with a balustraded flight of stone steps. Large stucco house
40554		typical of Cheltenham's Victorian suburbs with good detailing.
43554		Moor
		Datashad bausa. Mid ninattanth conturn stucce rendered with
		Detached house. Mid ninettenth century stucco rendered with
		two storeys and three bays, with a centrally placed door with a tent-like lead canopy supported on wrought iron trellises. Good
		example of a modest mid-19th century detached house.
43571	CU	Moorend Road,
455/1		
16062	General	Roman ditch from the 2011 evaluation of land at Leckhampton.
40902	General	Noman alten nom the 2011 evaluation of land at Leckildinpton.

		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor.
		Entrance door recessed beside single storey canted bay. No. 67
		extended to side. It makes a positive contribution to the varied
43592	CLL	townsc
		House. c1860. Stucco rendered with hipped roof. Two storeys
		and two bays with third recessed bay containg front door to
		left. Single storey canted bay to right. It makes a positive
		contribution to the varied townscape of the Borough.
43583	CLL	Leckhampton Road, L
	-	House. c1860. Stucco rendered with hipped roof. Two storeys
		and two bays the Entrance is a recessed bay to right. Single
		storey canted bay to right. The building is a good example of a
425.02		well designed 19th century detached house and includes details
43582		and
		House. c1860. Stucco rendered with Gabled roof and parapet.
		Two storeys with basement and three bays. Central door under
		portico flanked 8/8 sashes. Includes details and building
		materials typical of Cheltenham's urban architecture.
43580	CLL	Leckhampton Road, Le
		Electric box, outside 46 Leckhampton Road, Cheltenham.
48144	CLL	Cheltenham Local List.
		Sub station, Moorend Road, Cheltenham. Cheltenham Local
48093	CLL	List.
5423	General	Saxon Spearhead from near former Leckhampton Station
		Leckhampton Quarries (C18-C20), and associated tramroad with
		inclined planes, also site of C20 limekilns and a short section of
11284	Tramways	tramway.
		Neolithic-Bronze age finds from Brickyard N of Leckhampton
9351	General	Station
		Modern desk based assessment of land between Shurdington
27134	General	Road and Kidnappers' Lane, Leckhampton.
	General	Medieval settlement, Brizen Farm, Shurdington
		2006 - Modern archaeological evaluation on land at
		Leckhampton, Cheltenham. A possible Iron Age settlement and
28802	General	Romano-British rural activity was recorded.
20002	Cherdi	nomano prilorrara activity was recorded.
		World War II, USA military camp (C) and later prisoner of war
21722	Military	camp (No. 263) at Leckhampton Court, Leckhampton.
21/22	iviiiitai y	
		Detached house , Large stucco house typical of Cheltenham's
		Victorian suburbs with good detailing. Shurdington Road,
43519	CLL	Cheltenham
		Medieval ditch from the 2011 evaluation of land at
	General	Leckhampton.

		Semi-detached houses.c1860. Stucco rendered with two
		storeys and basement. Two bays and a recessed doorway, with
		moulded cornice. Tri-partite window with cornice on console
		brackets. It makes a positive contribution to the varied
43579	CU	townscape of the Borou
43373		
		War Memorial. 1919 by L W Barnard. The memorial has local
		historic significance and strong community importance. It is a
		structure of architectural merit commemorating a historic event
43768	CU	of national importance. Church Road, Leckhampton.
43700	CLL	Lamp post, outside sub-station, Fairfield Road, Cheltenham.
48143	СП	Cheltenham Local List.
10113	GEE	Shopfront, nineteenth century. Commercial. The building is of
		local architectural value and historic interest. Leckhampton
43574	CU	Road
+5574		
48117	CLL	65 Shurdington Road, Cheltenham. Cheltenham Local List.
		Undated finds of a sword handle and blade and a dagger from
15088	General	43 Leckhampton Road, Cheltenham
	General	Late Roman pottery and other finds
	General	Stanley Fieldname
8692	General	Stanley Fieldname
		,
32964	General	Probable Romano-British farmstead, Brizen Farm, Shurdington.
		Detached house. Late 19 C. Red brick with blue brick and
		limestone detailing. Corner house with four storeys and
		basement. The Shurdinton Road elevation has a neo-Gothic
		double-pitched single-storey porch with large barge boards,
43858	CLL	pierced with trefoils.
		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor.
		Rusticated ground floor. Wide eaves. It makes a positive
		contribution to the varied townscape of the Borough.
43597	CLL	Leckhampton Road, Leckha
		Medieval ditch from the 2011 evaluation of land at
46963	General	Leckhampton.
		Lamp post, outside 52 Leckhampton Road, Cheltenham.
48135	CLL	Cheltenham Local List.
		Lamp post, outside 4 Fairfield Avenue, Cheltenham. Cheltenham
43792	CLL	Local List.
		Terraced houses. Mid nineteenth century, four stroreys with
		basements and attics. Three bays each, with recessed front door
43551	CLL	and stone steps.Group value. Painswick Road, The Park.
		Cylindrical letterbox with horizontal aperture and domed cap.
43856	CLL	Royal GR cipher with crown, early 20c. Moorend Park Road

		Baptist Chapel. C 1881-2 by Chatters & Channon. Gabled roof
		with Red and blue brick string courses and decoration. Plain
		form. Central porch flanked by a pair of lancet windows. Four
43762	CLL	light window above. Pilley Lane,
		Lamp post, outside 5 Fairfield Park Road, Cheltenham.
48138	CLL	Cheltenham Local List.
		Detached house. Mid nineteenth century, Roughcast building.
		Two storeys with three bays and a centrally placed door with
		simple rectangular over door light. Good example of a modest
43567	CLL	mid-19th century detached house. Shurdington Road
		Gloucester and Cheltenham Tramroad (C19), branch to
5593	Tramways	Leckhampton, sidings and depots (sites of).
	Turnpike	Route of the 1785 Cheltenham Turnpike.
		Possible ditch-like anomalies recorded in December 2010 to
		February 2011 geophysical survey work between Leckhampton
38924	General	and Cheltenham, Leckhampton.
7154	General	Jetton
8694	General	Dogkennel Grove Fieldname
11391	General	Roman coin find - Leckhampton
		Late Iron Age and Roman settlement features, Brizen Farm,
32963	General	Shurdington
		Cider press in garden of 84 Church Road, Leckhampton,
27894	General	Cheltenham.
		Large detached Villa, stucco rendered four storey, attics and
		basement. House typical of Cheltenham's Victorian suburbs
43543	CLL	with good detailing. Shurdington Road, The Park
		Large detached house, late nineteenth century. A house of
		imposing design demonstrating creative use of brick and stone.
43535	CLL	Morend Park Road, The Park.
		House. c1860. Stucco rendered with hipped roof. Two storeys
		and three bays. Central door under portico flanked by a pair a
40500		canted bays with pierced parapet. Applied stucco pillars at first
43599	CLL	floor. It makes a positive contribution to the varied townscape o
		Semi-detached houses. c1860. Stucco rendered with two
		storeys and four bays. Six applied stucco pillars at first floor.
		Entrance door recessed beside single storey canted bay. It
		makes a positive contribution to the varied townscape of the
42502		Borough.
43593		Leckh
		House. c1860. Stucco rendered with hipped roof, and two
		storeys with basement. Door to right; single storey canted bay
		to left. Stucco sill band and ground floor quoins. The building is a
42504	CU	good example of a well designed 19th century detached house
43584		and in Cast iron gate piers and gates from a new demoliched mid 10C
42004	CU	Cast-iron gate piers and gates from a now-demolished mid-19C
43861		house. The Park

43854	CLL	Cottage ornee, c 1930. Two bay with a central front door and an attic dormer directly above. To the left, a gabled projecting wing with rectangluar bay window under a single pitch roof; to the right a simple oriel window. Steep slate roof with exposed r
43794	CLL	Spiked iron railings on east side of road close to site of former Leckhampton Railway Station (opened 1881, closed 1962). Park and garden; late 19c. Leckhampton Road, Leckhampton.
48094	CLL	36 to 38 Shurdington Road, Cheltenham. Cheltenham Local List.
48304	General	A probable medieval deer park is visible as an earthwork on aerial photographs and has been mapped as part of the Severn Vale NMP project. West of Leckhampton Court. Leckhampton Court
48302	General	Probable medieval and/or post medieval hollow ways and a possible farmstead are visible as earthworks on aerial photographs and were mapped as part of the Severn Vale NMP project. Brizen Farm, Leckhampton.

HER Events

ENV_SMR_SM	ENV_SMR1	ENV_SMR4
27749	Event	Geophysical survey at Leckhampton moat, 2004.
30738	Event	Modern Desk Based Assessment, Brizen Farm, Shurdington.
20234	Event	A46 Shurdington Bypass: desk based assessment
		1933 excavation at medieval moated site and fishponds at
47717	Event	Church Farm, Leckhampton.
		Modern archaeogeophysical survey on land at Brizen Farm,
30784	Event	Shurdington.
47780	Event	2015 geophysical survey of land at Leckhampton.
32688	Event	Geophysical survey at The Oaklands, Shurdington, 2008
		Geophysical survey undertaken by Archaeological Surveys Ltd 8
		December 2010 to 7 February 2011 of land between
38922	Event	Cheltenham and Leckhampton, Leckhampton.
46632	Event	2011 evaluation of land at Leckhampton, Leckhampton.
		2016 desk based assessment of land off Kidnappers Lane,
48326	Event	Cheltenham.
		Desk based assessment carried out by RPS Planning and
		Development during April 2010 in advance of a proposed
35748	Event	housing development south of Cheltenham, Leckhampton.
32936	Event	Modern Archaeological Evaluation, The Oaklands, Shurdington
		2016 Archaeological Evaluation Land off Kidnappers Lane
48587	Event	Leckhampton, Gloucestershire.

		2001 - A modern archaeological desk based assessment of land west of Farm Lane, Leckhampton, found the site to lie in an area
28273	Event	of low to moderate archaeological potential.
		2013 CGMS desk based assessment of land at 205 Leckhampton
44793	Event	Road, Cheltenham.
		Watching brief maintained by Foundations Archaeology in July
38031	Event	2010 at Church Farm, Church Road, Leckhampton
48722	Event	2015 resistivity survey at Church Meadow, Leckhampton.
32962	Event	Modern archaeological evaluation at Brizen Farm, Shurdington.
		2014 heritage statement for land at Kidnappers Lane,
47558	Event	Leckhampton.
		Archaeological watching brief was undertaken at Leckhampton
		Industrial Estate, 205, Leckhampton Road, Leckhampton,
48005	Event	Cheltenham.

