

**67 MANOR ROAD, LANCING, WEST SUSSEX**

**NGR: TQ 1815 0557**

**ARCHAEOLOGICAL WATCHING BRIEF**

**APPROVED REPORT**

**by Paul Riccoboni MIFA**

*On behalf of*

*Cranford Construction Ltd*

April 2013

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within 6 months

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## **SUMMARY**

*Between 22<sup>nd</sup> January and 12<sup>th</sup> February 2013 PRO Archaeology undertook an archaeological watching brief involving five separate site visits at 67 Manor Road, Lancing (NGR: TQ 1815 0557). The work was commissioned by Cranford Construction and Developments Ltd.*

*The site was subject to an archaeological evaluation in 2008 which was undertaken by Chris Butler Archaeological Services. This revealed the first evidence for medieval settlement within Lancing. The results suggested that medieval settlement started in the 12<sup>th</sup> to mid 13<sup>th</sup> century, continuing through to the 14<sup>th</sup> century.*

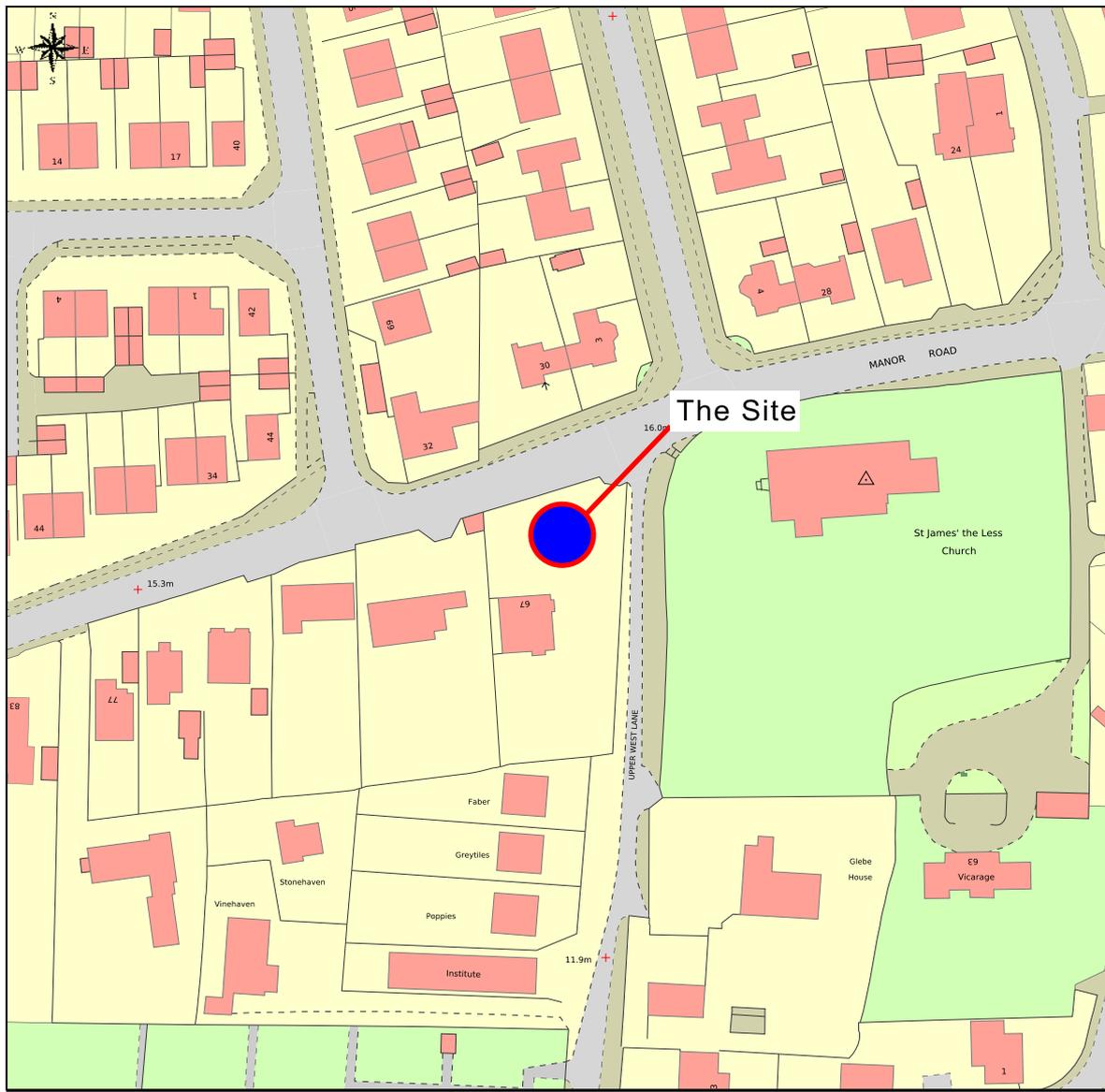
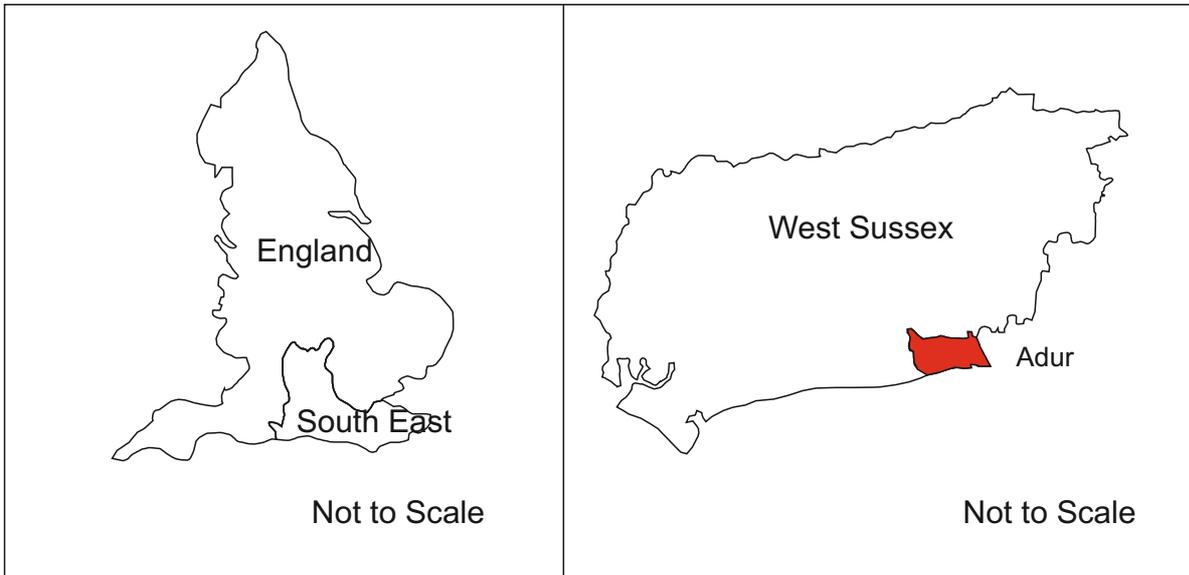
*The evaluation identified two main elements. An east-west orientated ditch which ran parallel to Manor Road, and interpreted as the rear boundary to house plots fronting onto Manor Road; and a number of rubbish pits.*

*The Watching Brief identified four further pits, one of which was post-medieval in date. The pits are likely to be associated with rubbish disposal, which supports the conclusions of the previous evaluation. The ditch originally identified in the evaluation, as medieval date, was further investigated and sampled for environmental remains. It was not possible to establish whether ditch [112] was a rear boundary to medieval properties fronting onto Manor Road due to the limited scope of the service trench which cut across it, and the fact that the surrounding area was not reduced as originally planned. In conclusion, the Watching Brief has revealed a further background scatter of features identified with back yard activity.*

*Due to the drop in levels from Manor Road to the site it was not necessary to reduce the northern edge of the site as previously intended, but rather to make it up. Therefore the area deemed most archaeologically significant fronting onto Manor Road was not subject to investigation and remains preserved in situ.*

## **1 INTRODUCTION**

1.1 Between 22<sup>nd</sup> January and 12<sup>th</sup> February 2013 PRO Archaeology Services undertook an archaeological watching brief at 67 Manor Road, Lancing (NGR: TQ 1815 0557). The work was commissioned by Cranford Construction and Developments.



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Site Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright. All rights reserved 2012. Licence number 0100031673

Scale: 1:1250, paper size: A4

Figure 1: Site Location

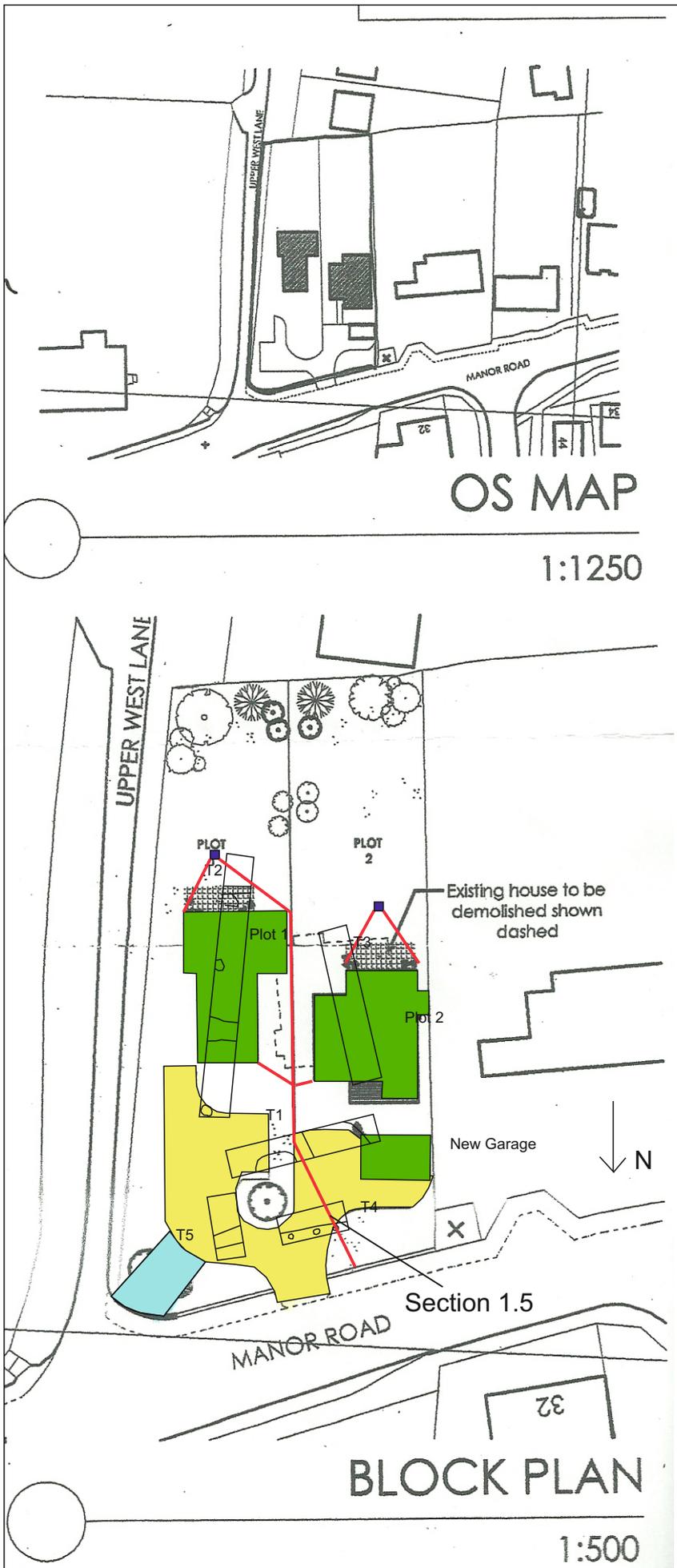


Figure 2:  
Site Plan 1:1250  
Site Plan 1:500 showing  
ground works  
and evaluation trenches

Reproduced from Cranford  
Construction & Development  
Supplied Drawing

- New House & Garage Plots
- Temporary access over existing road surface
- Soakaway pits with service trenches
- Evaluation Trenches  
Reproduced from Butler 2008
- Area of raised ground level
- Service trench

Figure 2: Site Plan

This document presents the findings of the archaeological watching brief and complies with the specification set out in MoRPHE (English Heritage, 2006).

- 1.2 The site is on a gentle south facing slope at the foot of the South Downs at an average height of 15m AOD (Above Ordnance Datum). The site fronts onto the main street Manor Road, once the historic centre of Lancing, adjacent to the 12-13<sup>th</sup> century parish church of St James the Less (Fig. 1); Upper West Lane runs between the site and the churchyard. The site lies within the Lancing Conservation Area. Manor Road forms the sites northern boundary with housing developments on the west and south sides.
- 1.3 The underlying geology is recorded as Head deposits comprising silt, clay with lenses of sand and gravel, overlying Upper and Middle Chalk (BGS sheet 318/333).

## **2. PLANNING BACKGROUND**

- 2.1 Following original planning permission for demolition of the previous bungalow (Ref: ADC/0158/07), planning consent was granted for redevelopment with two, detached, three bedroom dwellings with new access onto Manor Road and one detached garage (Planning Ref ADC/0389/07). After original planning permission expired it was re-granted under planning reference ADC/0402/10.
- 2.2 Due to the possible presence of archaeological features, a planning condition was requested requiring that an archaeological watching brief be maintained during the period of ground works. The watching brief was undertaken in accordance with the *Written Scheme of Investigation* (WSI) prepared by PRO Archaeology Services (2012), which conformed to the principles of NPPF (2012), *Standard and Guidance for Archaeological Watching Briefs*, issued by the Institute for Archaeologists (2008), and the archaeological policies of West Sussex County Council.

## **3. THE ARCHAEOLOGICAL BACKGROUND**

- 3.1 The archaeological potential is based on the proximity of archaeological remains presently recorded on the HER and the known history of Lancing back to Saxon times. A search detailing a 1km radius of the site was obtained from the WSCC HER Officer

during the evaluation stage of works (Butler 2008) and 25 entries were recorded as summarised below.

- 3.2 The archaeological and historical evidence within a 1km radius of the site suggests that there has been substantial occupation in the area from the prehistoric period through to the medieval era. Lancing (Lancinges) is mentioned in the Domesday Book (Morris 1976) as being held by William de Braose and Robert le Sauvage, passing through many hands until Lord Bergavenny in the early 16th century.
- 3.3 The site lies adjacent to St James's Church founded in the 12th century through to the 13th century with additions and renovations in the 18th and 19th centuries. The Church is a Grade 1 listed building. There are three other listed buildings within the immediate vicinity of the site (DWS446: 18th century farmhouse; DWS448: 17th century dwelling at 61 Manor Road & DWS496: 19th century Glebe House, West Lane) plus a further nine listed buildings within a 1km radius.
- 3.4 A historic map regression undertaken by Chris Butler (Butler 2008) revealed no buildings within the boundary of the site on the earliest maps and the site to be on open ground from the 1st edition OS (1879) map onwards. On the 1931 OS map the recently demolished building was shown close to the centre of the site.
- 3.5 The site was subject to an archaeological evaluation in 2008 which was undertaken by Chris Butler Archaeological Services. This revealed the first evidence for Medieval settlement within Lancing. The results suggested that Medieval settlement started in the 12<sup>th</sup> to mid 13<sup>th</sup> century, continuing through to the 14<sup>th</sup> century.
- 3.6 The evaluation identified two main elements. An east-west orientated ditch which ran parallel to Manor Road, and interpreted as the rear boundary to house plots fronting onto Manor Road; and a number of rubbish pits. There was no evidence for structures, but any buildings may have stood further to the south below the present road which would have been considerably narrower in the medieval period.
- 3.7 The study area therefore contained the potential for archaeological deposits associated with the medieval period. This in no way prejudiced the works against the discovery of finds or features relating to other periods.

## **4 AIMS**

- 4.1 The aims of the watching brief were to gather high quality data from the direct observation of archaeological deposits.
- 4.2 These aims were to be achieved by the pursuit of the following specific objectives:
- i) To further clarify the nature of the Medieval pits first discovered during the evaluation stage of the works and assess whether any additional medieval remains and artefacts exist;
  - ii) To try and establish whether the ditch discovered in trenches 4 and 5 was the rear boundary ditch of medieval properties which may have existed beneath the present road;
  - iii) To establish the presence of any additional medieval tenement boundaries or structural evidence of buildings which may have fronted the medieval high street.

## **5 METHODOLOGY**

- 5.1 The groundworks comprised the excavation of foundation trenches for two new dwellings, along with associated services and access roads (Fig. 2). The original plans for ground reduction were modified, with the areas fronting onto Manor Road actually being made up rather than reduced due to the drop in depth from the road.
- 5.2 All excavation and recording work was undertaken in accordance with the WSI (PAS 2012). A journal, recorded on specially designed record sheets, was maintained which detailed times and durations of site visits as well as notes on areas monitored by the archaeologist. Deposits (overburden) were recorded on context recording sheets. A general photographic record of the work was kept and will form of the part site archive to be submitted to Worthing Museum.

## **6 RESULTS AND DISCUSSION**

- 6.1 A full stratigraphic description of all contexts identified in the course of the project is listed in Appendix 1. A summary discussion is given below.

- 6.2 The footings for house plot 1 (Fig. 2) were excavated to an average depth of 1m, natural geology was encountered at a depth of 0.75m, this was overlain by a mid orange brown silty clay subsoil (101) which was up to 0.50m thick. The uppermost layer (100) was a dark grey brown silty loam topsoil averaging 0.25m thick.
- 6.3 Trench 2 from the original evaluation cut directly through plot 1 (Fig. 2), the trench was identified as lying approximately 1m further west than originally planned. Therefore the pit identified within the evaluation was not visible. However, a small post hole [115] (Fig. 4) was identified within the footing of one of the cross walls. It measured 0.45m wide and extended beyond the trench to both the north and south. It was 0.14m deep with a shallow dished base. It was filled by a single context (116) which was a firm buff silt clay, no finds or other dating evidence were recovered from this feature (see section 1.4: Fig. 3).
- 6.4 Plot 2 (Fig. 2) revealed a similar stratigraphy to plot 1, with natural being encountered at 0.77m depth. This was overlain by (101) a light mid greyish brown clay subsoil up to 0.52m thick, which was in turn overlain by (100) a dark grey brown silty loam topsoil averaging 0.25m thick. At the northern end of the plot a firm mid yellow brown clay silt deposit (108) overlay the natural, this appeared to be a natural change in the geology and is likely to represent a natural subsoil interface which was 0.10m thick. This deposit was overlain by (107), a friable dark brownish grey silt clay which was 0.20m thick, this was sealed by the topsoil (101).
- 6.5 Three previously unknown small pits were identified within the footings (See Fig. 4 for detailed plan). Cut [103] was sub circular in plan and 0.90m wide. It had a sharp break of slope to the top with shallow concave sides, it had an imperceptible break of slope to a rounded base and was 0.30m deep. It contained a single fill (102), which was friable, dark brown grey silty clay. It contained fragments of a single juvenile pig. The condition of the bones was fresh, with no signs of acidic weathering, suggesting a later post-medieval date even in the absence of datable finds from the pit. (Section 1.1: Fig. 3).

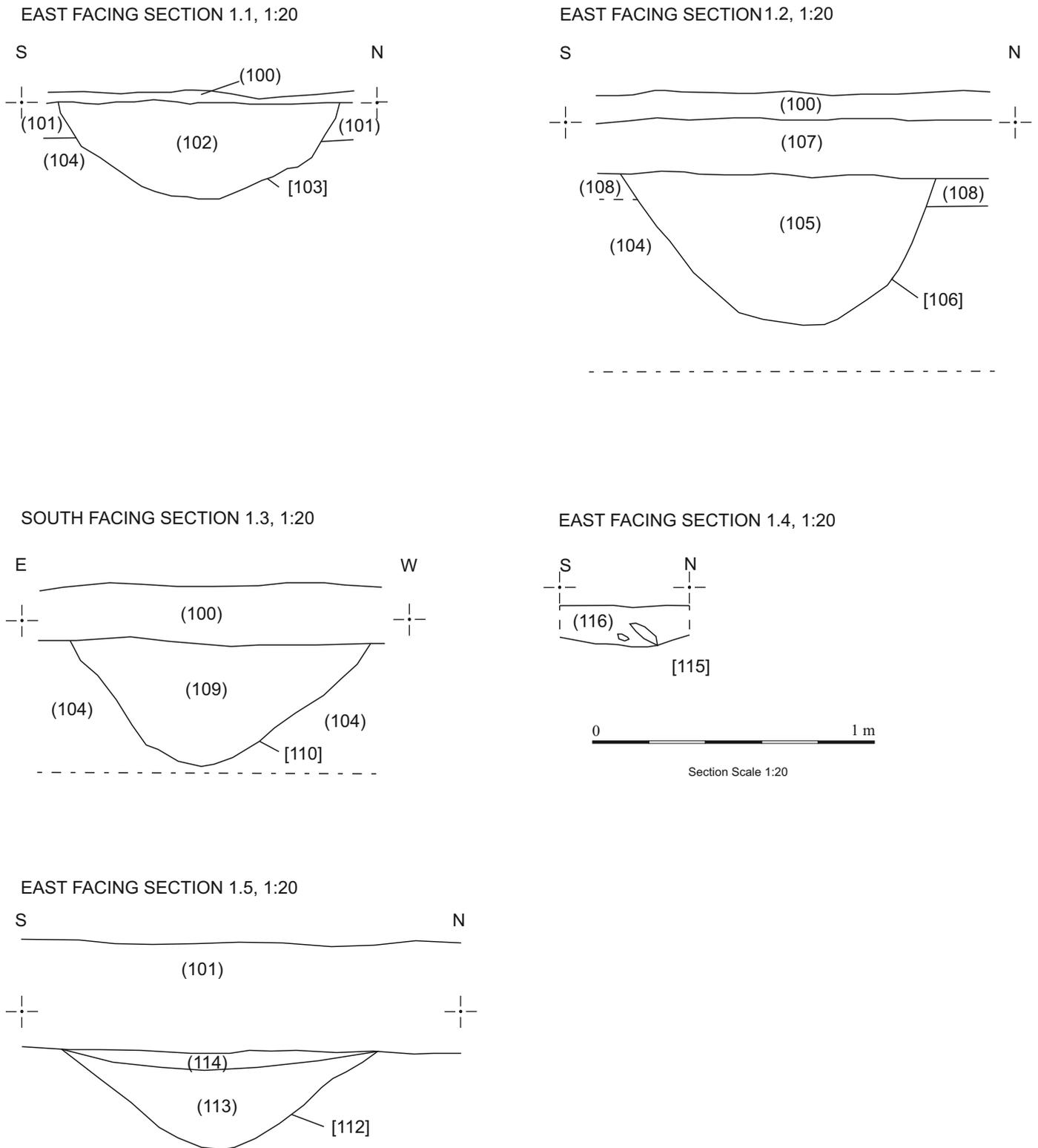


Figure 3: Sections

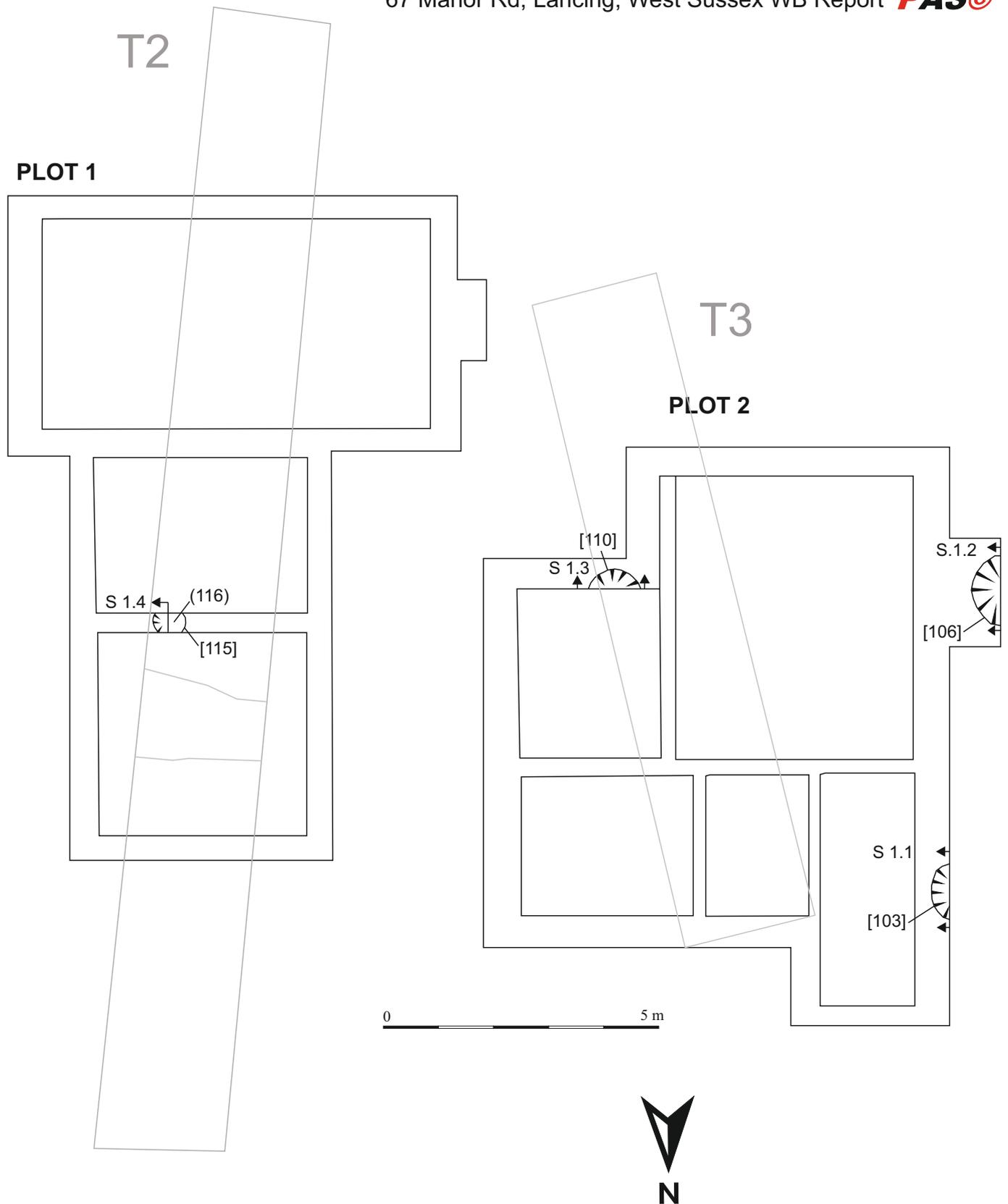


Figure 4: Plan of house plots 1 & 2

- 6.6 The second pit, cut [106] was also sub circular in plan, with a width of 1.10m it had a sharp break of slope to the top, gently sloping concave sides with a gradual break to a rounded base. It was 0.50m deep and contained a single fill (105) of friable dark grey brown silt clay (Section 1.2: Fig. 3). No finds or dating evidence were recovered from this feature. The final pit identified within the footings of Plot 2 [110] was also sub circular with a sharp break of slope to the top, it had concave edges and a rounded base. It measured 1.06m in diameter and 0.41m deep. The fill (109) comprised a friable dark grey brown silt clay, no finds were recovered from this context (Section 1.3: Fig. 3). Although this feature fell within the evaluation trench it was not previously picked up. The features were fairly ephemeral and it is likely that it was missed during the evaluation phase.
- 6.7 The service trenches for the soakaways were located to the south of the house plots, and comprised of two trenches, one from the south east and one from the southwest corner of each house plot which converged on a soakaway pit. The trenches measured 0.30m wide, and increased in depth from 0.05m deep at their northern end up to 0.65m deep at their southern end to allow for a fall. The trenches penetrated through the topsoil (100) which was observed to average 0.20m thick, into the subsoil (101). Natural deposits were not encountered. The soakaway pits measured 1.50m by 2m, and were monitored until natural was observed at approximately 0.80m deep. The natural was overlain by (101) a mid orange brown silty clay subsoil, up to 0.54m thick: this was overlain by (100) a dark grey brown silty loam topsoil averaging 0.26m thick. No features were present within this area.
- 6.8 The garage plot (Fig. 2) which was located in the northwest corner of the site was only reduced by 0.10m was not deep enough to reveal any archaeological features that may have been present.
- 6.9 The main service trench for gas, electricity, water and foul ran north to south, adjacent to Plot 2 and continuing to the site boundary on Manor Road (Fig. 2). The trench measured 0.45m wide and 1.60m deep at its northern end. It shallowed out to existing ground level at its southern end. The Trench cut through the east west ditch [112] (Section 1.5: Fig. 3) originally identified in the evaluation (Ditch 27 in evaluation report). It had a sharp break of slope to the top, concave edges and a gradual break to a slightly rounded base. It measured 1.09m wide by 0.35m deep and

contained two fills, (113) the primary fill which was a loose mid grey brown silt clay with chalk flecking and evidence of root activity; no finds were recovered from this deposit, the upper fill (114) was a loose darker grey brown silt with occasional medium sub rounded stone, a number of post-medieval pot and tile fragments were recovered from this context.

## **7 CONCLUSIONS**

- 7.1 The watching brief identified four previously unknown pits within plots 1 and 2. Only pit [103] contained any datable material, which consisted of post-medieval animal bone. The remaining pits did not contain any datable finds, but are consistent with those identified in the evaluation.
- 7.2 The identification of the ditch [112] along the northern boundary of the site previously identified in the evaluation has provided further dating evidence and a full profile. However the upper fill contained post-medieval pottery and brick fragments. This conflicts with the results of the evaluation which only produced medieval pot. It is possible that the limited width of the service trench masked a later deposit overlying the ditch which appeared in section as an upper fill. Alternatively this upper fill may have occurred as part of a process of making up soft or uneven ground in the 18-19<sup>th</sup> century. Without establishing the limits of this deposit in plan it is difficult to provide any further interpretation.
- 7.3 Due to the drop in levels from Manor Road to the site it was not necessary to reduce the northern edge of the site as previously intended, but rather to raise the ground. Therefore the area deemed most archaeologically significant fronting onto Manor Road was not subject to investigation. In conclusion the Watching Brief has revealed a further background scatter of features identified with back yard activity, in the form of rubbish pits which conforms to the results of the evaluation. It was not possible to establish whether the ditch [112] was a rear boundary to medieval properties fronting onto Manor Road due to the limited scope of the service trench which cut across it, and the fact that the surrounding area was not reduced as originally planned.
- 7.4 The archive is currently held at the offices of PRO Archaeology, but will be deposited within 6 months with the local museum. An OASIS form will also be submitted to ADS.

## 8 BIBLIOGRAPHY

Chris Butler Archaeology Services 2008 *An Archaeological Evaluation at 67 Manor Road, Lancing, West Sussex*. Unpub Doc.

Department for communities and local government 2012 *National Planning Policy Framework*

English Heritage, 2006: *Management of Research Projects in the Historic Environment (MoRPHE)*

Institute for Archaeologists, 2008: *Standard and Guidance for Archaeological Watching Briefs*

PRO Archaeology, 2012: *67 Manor Road, Lancing, West Sussex, Written Scheme of Investigation for an Archaeological Watching Brief*

## 9 ACKNOWLEDGEMENTS

PRO Archaeology would like to thank John Mills of West Sussex County Council and the staff of Cranford Construction for their assistance during the course of this project.

### **APPENDIX 1: Pottery & Ceramic Building Material Report** by Luke Barber

#### Spot Dates

(100) – Mixed: 1750-1925

(102) – Bone only (but almost certainly post-medieval considering its condition)

(114) – c. 1725-1800/25

#### **The Pottery** by Luke Barber

The archaeological work recovered a small assemblage of pottery from the site, all of which is of late post-medieval date. Topsoil [100] produced a somewhat abraded sherd (32g) from a glazed red earthenware bowl with rounded club rim. A mid 18<sup>th</sup>- to mid 19<sup>th</sup>- century date is probable for

this piece. The other sherd from [100] is from the base of an unglazed earthenware flower pot of 19<sup>th</sup>- to early 20<sup>th</sup>- century date (19g).

Ditch fill [114] produced three sherds (133g) of pottery from at least two different glazed red earthenware vessels. One is from another bowl with rounded club rim, of similar type to that noted in [100], while the other two (conjoining) are from the base of another vessel in somewhat fresher condition. All sherds can be placed within a 1725 to 1800/25 date range.

### **The Ceramic Building Material** *by Luke Barber*

Brick and tile was recovered from contexts (100) and (114) and, as with the pottery, all is of later post-medieval date. Two brick fragments were recovered from these contexts (100g and 39g respectively). That from (100) comes from a quite well formed, medium fired brick tempered with moderate fine sand, common iron oxides to 2mm and rare flint to 3mm. An 18<sup>th</sup>- to mid 19<sup>th</sup>- century date is probable. The piece from (114) is well formed and fired, tempered with sparse fine sand and common marl pellets/streaks, and of mid 18<sup>th</sup>- to 19<sup>th</sup>- century date.

Contexts (100) and (114) also produced peg tile fragments (1/22g and 3/317g respectively). That from (100) measures 10mm thick, is well formed and fired, and tempered with sparse fine sand and marl streaks. A mid 18<sup>th</sup>- to 19<sup>th</sup>- century date is probable. The peg tile fragments from (114) are also well formed and fired, but at 11 to 14mm, are notably thicker. They are tempered with sparse fine sand and rare iron oxides to 0.5mm. Only a general 18<sup>th</sup>- to 19<sup>th</sup>- century date can be conclusively offered.

Other tile includes part of a well formed 17mm thick ridge tile (54g) from (100) and an 87g fragment of 27mm thick floor tile from (114). The latter piece is tempered with moderate fine sand with common iron oxides to 3mm and has notable wear on its upper surface.

### **APPENDIX 2: The Animal Bone** *by Luke Barber incorporating comments by Gemma Ayton*

Bone was recovered from topsoil (100) and pit fill (102) (1/6g and 15/246g respectively). That from (100) is from a large fowl, probably a goose. The assemblage from (102) all consists of pieces (legs, shoulders and ribs) from a single juvenile pig. The condition of the bones is fresh, with no signs of acidic weathering, suggesting a later post-medieval date even in the absence of datable finds from the pit.

### **APPENDIX 3: The Environmental Remains** by *Paul Riccoboni*

One bulk sample <1001> was removed from the primary fill of ditch 112 , context (113). The sample was taken to establish evidence for environmental remains within this context as it was established as medieval during the evaluation.

The sample was processed using bucket flotation and the residue (heavy fraction) and flot (light fraction) were retained on 500µm and 250µm meshes respectively. The flot and residue were air dried and passed through graded sieves and further sorted into artefact categories (Table 5).

Archaeobotanical remains consist predominantly of small (<4mm) charcoal fragments. Small roots and several modern uncharred seeds were noted suggesting some evidence for modern mixing of the deposit. Within the residue were flint nodules of various sizes (<100-350mm) and one piece of post-medieval tile which may indicate the sample was contaminated with the overlying fill, which also contained post-medieval tile. However, seeing as there was only one fragment of post-medieval tile it may have been intrusive. Perhaps the flint nodules recovered from the residue are the remains of medieval building material as one of the flints showed signs of being roughly hewn.

The limited environmental remains do not provide information regarding the economy of the site or function and the sample does not hold potential for further work.

*Table 5: Flot and residue quantification for sample <1001>, Context (1/04)  
(Quantification \* = 1-25, \*\* = 26-50, \*\*\* = 51-75)*

<b>Type</b>	<b>Flot</b>	<b>Residue</b>
Charcoal >4mm	*	*
Charcoal <4mm	*	*
Charred cereals	/	/
Uncharred seeds	*	*
CBM >4mm	/	*
Flint nodules	/	*

**APPENDIX 4; PHOTO SELECTION**



Plate 1; General view of House plot 2 in progress



Plate 2; Showing the limited nature of the ground reduction for new garage



Plate 3; Showing Service trench section across ditch 112 (1m scale)



Plate 4; Showing excavation of soakaway (1m scale)

## APPENDIX 5: The Context List

CXT	L(m)	W(m)	D(m)	DESCRIPTION
100	N/a	N/a	0.25	Loose dark brown loamy topsoil
101	N/a	N/a	0.5	Loose light-mid greyish brown silt clay subsoil with chalk flecking
102	N/a	N/a	0.3	Fill of [103], friable dark brown grey silt clay
103	0.9	0.9	0.3	Cut of shallow pit
104	N/a	N/a	0.5	Natural
105	1.1	1.1	0.5	Fill of (106), friable dark brown grey silt clay
106	1.1	1.1	0.5	Cut of small pit
107	N/a	N/a	0.2	Friable dark brownish grey silt clay subsoil
108	N/a	N/a	0.1	Firm mid yellow brown clay silt subsoil/ natural interface layer
109	1.06	1.06	0.41	Fill of [110], friable dark grey brown silt clay
110	1.06	1.06	0.41	Cut of small pit
111	N/a	N/a	0.27	Dark brown loose garden topsoil over garage plot
112	1.09	1.09	0.35	Cut of east west linear ditch
113	N/a	N/a	0.26	Primary fill of [112], loose mid brown silt clay with chalk flecking
114	N/a	N/a	0.09	Upper fill of [112], loose darker mid grey brown silt clay with occasional medium sub rounded stones
115	0.45	0.45	0.14	Cut of post hole
116	N/a	N/a	0.14	Fill pit [115], firm buff silt clay

## APPENDIX 6; Standard Terms & Conditions

Clause	Detail
Basis of documentation	All documents produced by PRO Archaeology Services (PAS) are legal copyright of PAS until payment has been received then copyright automatically passes to the client.
Access to information	Access to information within the reports supplied by PRO Archaeology Services will be made public by submission to the County Archaeology Service, LPA and local amateur archaeological society upon completion of the work. If the client wishes confidentially of the information supplied in the report PRO Archaeology Services should be informed at the outset of the project. .
Provision of materials or equipment	Any third-party documents supplied by the client or used in the production of the documentation will be a legal copy.
Approval of deliverables	Upon completion of the archaeological report it will have to be approved by the client and the County Council Archaeology Service. PRO Archaeology Services will make up to a maximum of two revisions for each document free of charge. Any more revisions after this will be charged at a day rate.

Clause	Detail
Errors and omissions	<ul style="list-style-type: none"> <li>It is the client's responsibility to check the final documentation carefully, because payment of the invoice indicates that the documentation is acceptable.</li> <li>In general all documents and reports produced by PRO Archaeology Services are based on information supplied and PRO Archaeology Services cannot be held responsible for any errors</li> </ul>
Additional charges	<p>Additional charges will have to be made if there needs to be further</p> <ul style="list-style-type: none"> <li>Site visits. These will be charged at a half day (for less than three hours on site or a full day for more than three hours on site). Any additional site visits will be cleared with the client first.</li> <li>Printed copies of the report which exceed 6 copies to relevant parties</li> <li>Late payment which exceeds 30 days of date of invoice will be charged at 1% each day over the 30 days from date of invoice.</li> <li>If conditions change as set out in the original Specification then extra charges may apply</li> </ul>
Timely disclosure	In the event of unusual circumstances this will be conveyed "as soon as is reasonably practical". For example, if there has been a serious miscalculation with time and/or costs, then you will know as soon as we know things have gone wrong. Conversely, if you (the client) are not happy with the work, then we should be told early, rather than finding out at the end of the project.
Early termination	The procedure for terminating our agreed contract will be 15 working days notice in writing from the date of the letter. .
Confidentiality	All information between the client and PRO Archaeology Services will be portrayed in the strictest confidence.
Copyright	Copyright of the archaeological reports will belong to PRO Archaeology Services until final payment has been received and then copyright will be automatically transferred.
Intellectual property rights	Any discoveries/or finds made by PRO Archaeology Services will be the property of the Land owner. The landowner will have to sign a transferal of ownership agreement before the site is archived with the local museum.
Liquidated damages or late delivery penalties	<p>PRO Archaeology Services will not be responsible for delays caused by:</p> <ul style="list-style-type: none"> <li>Changes to the Specification.</li> <li>Failure on the part of the client to provide information he has requested.</li> <li>Slowness on the part of the client to review various drafts.</li> </ul>
Law	England (UK) will be the country under which the law will operate.
Circumstances beyond control	Neither party shall be responsible for factors outside their control. Trenches will be scanned with a CAT Scanner and opened with due care. PRO Archaeology Services will not accept responsibility for damage to any un-located services