

DoubleTree by Hilton Hotel, Nottingham: Report on an Archaeological Watching Brief



Prepared for: Rayner Davies Architects

Prepared by: J. Reeves

Report Number: 115/2019


TPA Project Code: DTH

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Summary

- Trent & Peak Archaeology was commissioned by Rayner Davies Architects to undertake an archaeological watching brief during the groundworks for service trenches associated with a new three storey extension to the south of the DoubleTree by Hilton Hotel, Nottingham. The application (Ref: 16/02317/PFUL3 (PP-05527311)) was submitted to Nottingham City Council, and granted conditional planning permission.
- An archaeological watching brief was maintained during all intrusive groundworks associated with the new development. A number of foundation/levelling layers believed to be associated with the construction of the current hotel car park were identified.
- No archaeological structures, deposits or features were recorded during the course of the watching brief.
- No finds were recovered during the course of the watching brief.
- The watching brief was undertaken between 28th January – 15th February 2019.

Acknowledgements

Thanks are extended to Rayner Davies Architects for commissioning the work. The project was managed by Tom Hooley (TPA), and undertaken by Project Supervisor Tristan Cousins. Illustrations have been compiled by Michael Hughes.

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Plate 2: View of north-east facing representative section. Scale: 1 x 0.5m.

Plate 3: View of south-west facing section: modern plastic can be seen within the layer (007).
Scale: 1 x 0.5m.

1 Introduction and Planning Background

- 1.1 Trent & Peak Archaeology (TPA) was commissioned by Rayner Davies Architects to undertake an archaeological watching brief at the DoubleTree by Hilton Hotel, Nottingham. The watching brief was carried out during intrusive groundworks associated with the construction of a new three storey extension to the south of the existing hotel which will accommodate 36 rooms.
- 1.2 As the new extension of the DoubleTree hotel is located within an Archaeological Constraint Area, the Nottingham City Archaeologist, Scott Lomax, advised a program of archaeological monitoring and recording, in order to ensure that any archaeological remains were recorded prior to development.
- 1.3 No designated or undesignated heritage assets are directly impacted upon by the proposed development.

2 Topography and Geology

- 2.1 The underlying geology of the area consists of Cadeby Formation Dolostone. This sedimentary bedrock was formed in the Permian Period (272-252 million years ago). No superficial deposits are recorded within this area (British Geological Survey 2019).
- 2.2 The overlying soils within the site are freely draining, lime rich, and loamy (Cranfield Soil and Agrifoods Institute 2019).
- 2.3 The DoubleTree by Hilton Hotel is located on the north-eastern edge of Nottingham, within the suburb of Cinderhill. The site is surrounded by trees on all sides, and is located just to the north of Nuthall Road (A610), a major road which extends south-east towards central Nottingham, and north-west towards Ripley and Ambergate. The site is surrounded by residential areas to its north-east and south. Phoenix Business Park is located to the west of the site.

3 Historical and Archaeological Background

- 3.1 All of the below information has been compiled from the Nottingham City HER (Historic Environment Record) unless otherwise stated, and was first summarised in the previous Written Scheme of Investigation which was produced ahead of the commencement of the archaeological watching brief (Owen 2018).
- 3.2 No designated or undesignated heritage assets are affected by the proposed development. The site sits within an Archaeological Constraint Area as defined by Nottingham City Council, which necessitates a program of archaeological mitigation.
- 3.3 The site is situated 155m from Basford Hall, an unlisted Georgian farmhouse. Basford Hall was constructed in 1770 for the Duke of Newcastle by John Newton. The hall was a typical brick-built farmhouse with an unusual side entrance, and was thought to be leased to the Hall family until 1840.

- 3.5 A probable 18th century fishpond with associated sluices and features is thought to be located south of the site. Its limits are not known, though the feature is thought to be associated with the 18th century Basford Hall (Lomax 2018), visible on Ordnance Survey mapping c.1881.
- 3.6 No previous archaeological investigations have taken place within the immediate vicinity of the site.

4 Relevant Legislation and Guidance

4.1 Planning Context

- 4.1.1 The archaeological programme outlined herein is underpinned by the national legislation and local policies described below. The programme has been designed in consultation with the Local Planning Authorities at Nottingham City Council (NCC).
- 4.1.2 This document has been produced in accordance with the guidelines laid out in the *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers Guide* (Lee 2015) and the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for an Archaeological Field Evaluation* (2014b) and *Code of Conduct* (2014a).

4.2 National Planning Policy Framework (NPPF)

- 4.2.1 Developments of this nature, and their impact upon the historic environment, are addressed by the revised 2019 *National Planning Policy Framework (NPPF)* published by the Ministry of Housing, Communities and Local Government (MHCLG), and the *NPPF Planning Practice Guide Conserving and Enhancing the Historic Environment* (DCLG 2014).
- 4.2.2 Section 16 of NPPF, paragraph 189, states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 4.2.3 In addition, paragraph 187 states:

Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

4.3 Nottingham Aligned Core Strategy (2014)

4.3.1 The Nottingham City Core Strategy (Nottingham City Council 2014) **Policy 11 – Historic Environment** states that:

The council will:

“3.11.4 When considering applications which impact on the historic environment or heritage assets and their settings, the Councils will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible. When considering sites of potential archaeological importance, including those as identified on the Historic Environment Record for the area, the Local Authority will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.”

5 Aims and Objectives

- 5.1 The main aim of the watching brief was to identify the presence of any archaeological remains likely to be affected by intrusive aspects of the development and to achieve an appropriate level of preservation by record in accordance with the *NPPF*.
- 5.2 Where practical (within the constraints of the watching brief and development), this would establish the overall extent, date and state of preservation of any archaeological remains affected by the development.
- 5.3 The project also aimed to identify any features of geoarchaeological significance, including identifying the potential for palaeoenvironmental data.
- 5.4 The programme of archaeological mitigation was designed to allow research priorities highlighted by The *East Midlands Historic Environment Research Framework Interactive Digital Resource* (EMHERF) (Knight *et al* 2018) to be explored. This resource hosts a digitised version of Knight, Vyner and Allen’s *East Midlands Heritage and Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (2012).
- 5.7 The following research questions are of particular significance to this project:
- **Post-medieval (AD1485-1750)**
 - 8.1 *Urbanism: morphology, functions and buildings.*
 1. *Can we elucidate the roles of towns as social, administrative, industrial and commercial centres, their integration with regional marketing systems and their relationship to communication routes?*

6 Methodology

- 6.1 All fieldwork was undertaken in accordance with *Standard and Guidance for an Archaeological Watching Brief* (CIFA 2014b) and the *Code of Conduct* (CIFA 2014a). The work followed the Written Scheme of Investigation (Owen 2018), and was carried out by a suitably qualified and experienced archaeologist selected from TPA's supervisory staff.
- 6.2 Continuous archaeological monitoring of intrusive ground works was carried out on the excavation of several test pits intended to locate existing services, and a trench to accommodate new services.
- 6.3 Below-ground stratigraphy was recorded and interpreted, even where no archaeological finds or features were present, in accordance with CIFA guidelines (2014b). Deposits were recorded using pro-forma recording sheets, and representative sections were drawn at a scale of 1:10.
- 6.4 All excavations were recorded at an appropriate scale by photography. Site photography was undertaken with the use of a high resolution DSLR camera.

7 Results

- 7.1 Two test pits were excavated in order to locate the current services within the site. These test pits were approximately 50cm in diameter and only penetrated modern made ground which had been backfilled over the modern services (Plate 1).
- 7.2 Once the current services had been identified via the test pits a trench was excavated to accommodate the new services required for the development. This excavation was to a depth of 1m into the firm, natural red clay substratum (005) (Plates 2 & 3). This natural clay was encountered at varying depths between 0.4-0.85m deep across the site.
- 7.3 The natural clay (005) was overlain by a levelling layer (007) which was encountered at a depth of 0.35-0.4m (Plate 3). Layer (007) consisted of friable, mixed red/yellowish brown silty clay with sand and sandstone inclusions, and possibly represented redeposited natural material. A single piece of modern plastic pipe was recovered.
- 7.4 Layer (008) was encountered directly above layer (007) at a depth of approximately 0.25m (Plate 3). (008) was a second levelling layer composed of friable, whitish grey concrete debris ranging from approximately 0.1-0.2m in depth.
- 7.5 In places the natural clay (005) was overlain by layer (009) which was encountered at 0.3m depth (Plate 2). (009) consisted of dark grey concrete/hardcore debris. (009) was overlain by a further levelling layer, (004). This layer was encountered at a depth of 0.2-0.35m deep and consisted of firm, mid grey/brownish-black rubble.
- 7.6 Foundation layer (003) was situated above the levelling layers (Plates 2 and 3) and consisted of a firm, pale yellowish-brown sand. It is thought to have been laid down as preparation for the installation of the current hotel car park. Layer (002), directly above (003), consisted of a firm, mid greyish brown sand and was located at a depth of 0.06m (Plates 2 & 3). This was a setting layer for the block-paving which constitutes the current hotel car park surface (001) (Plates 1-3).

8 Discussion and Conclusions

- 8.1 No archaeological structures, deposits, or features were discovered during the course of the watching brief, and no finds were recovered.
- 8.3 A number of modern levelling layers believed to be associated with the current hotel car park were encountered during the watching brief ((001-004), (006-009)), directly overlying the natural clay. It is likely that the pre-existing topsoil and subsoil layers were stripped away in order to create the current hotel car park, and it is also possible that the natural substratum was truncated in order to attain the necessary construction level. If any archaeological remains were originally present on the site, it is likely that they were removed during this process.

9 Bibliography

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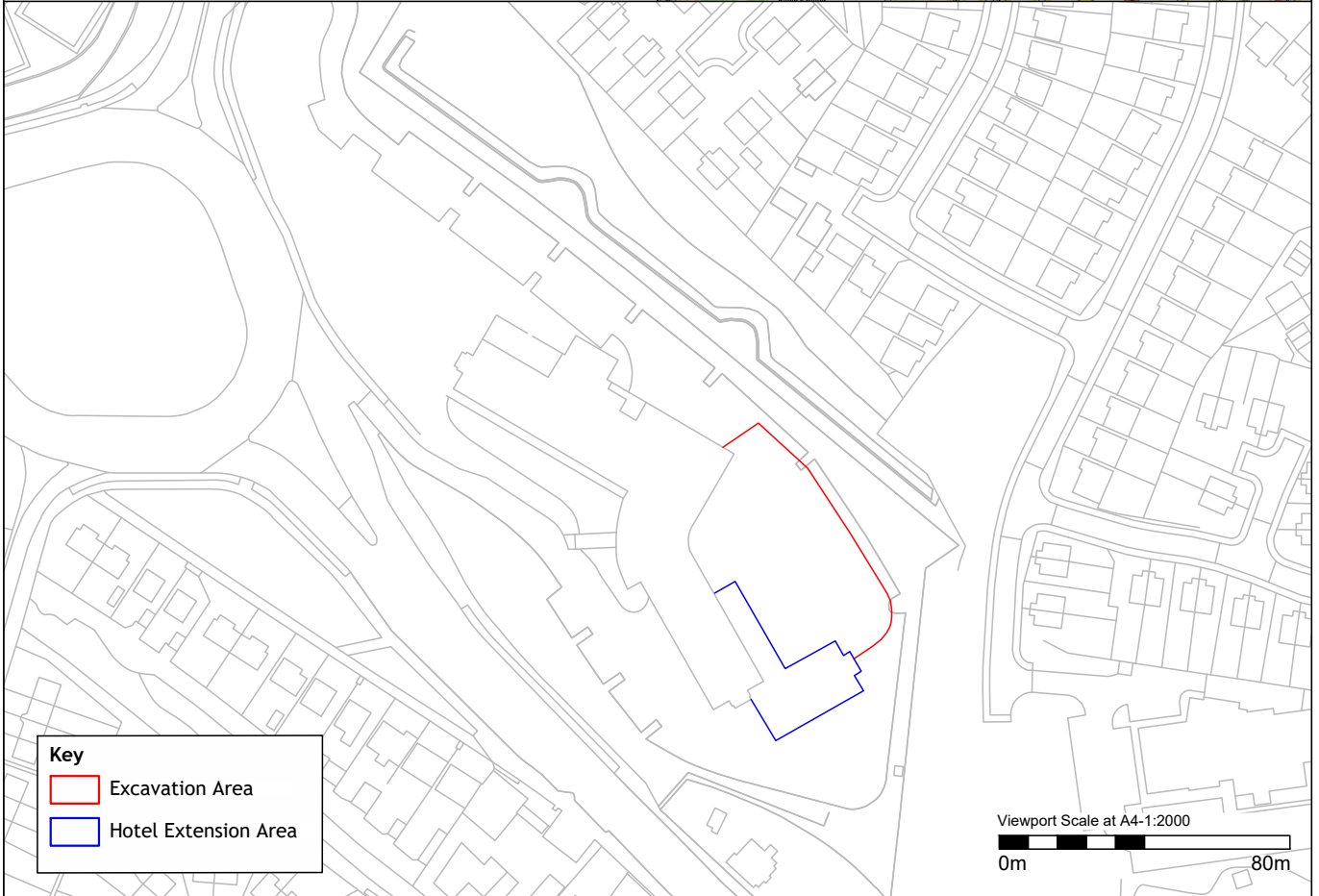
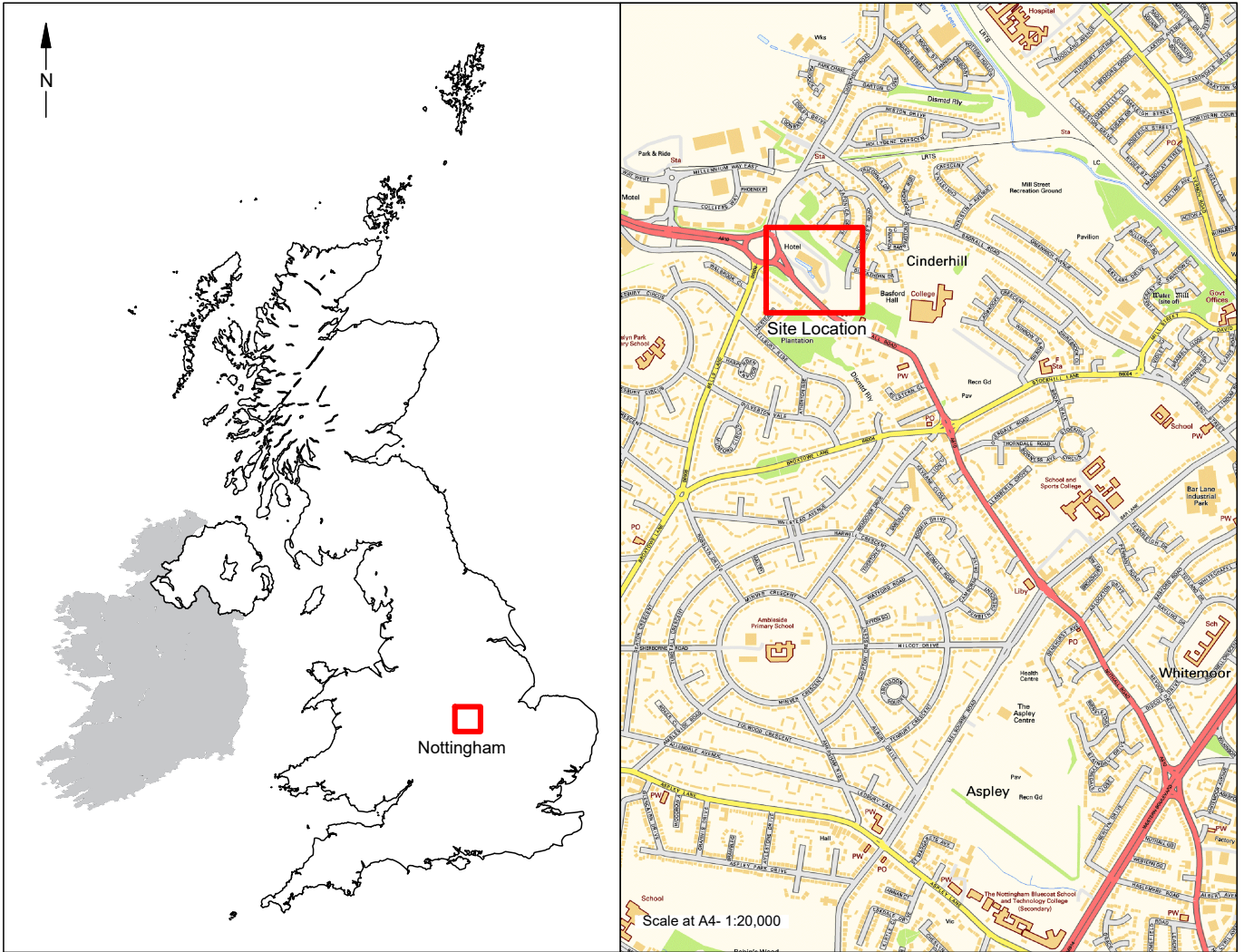
Nottingham City Council, 'Nottingham City Aligned Core Strategy' *Nottingham City Council* [website] (2014), <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/the-adopted-local-plan/>, accessed 11th July 2019

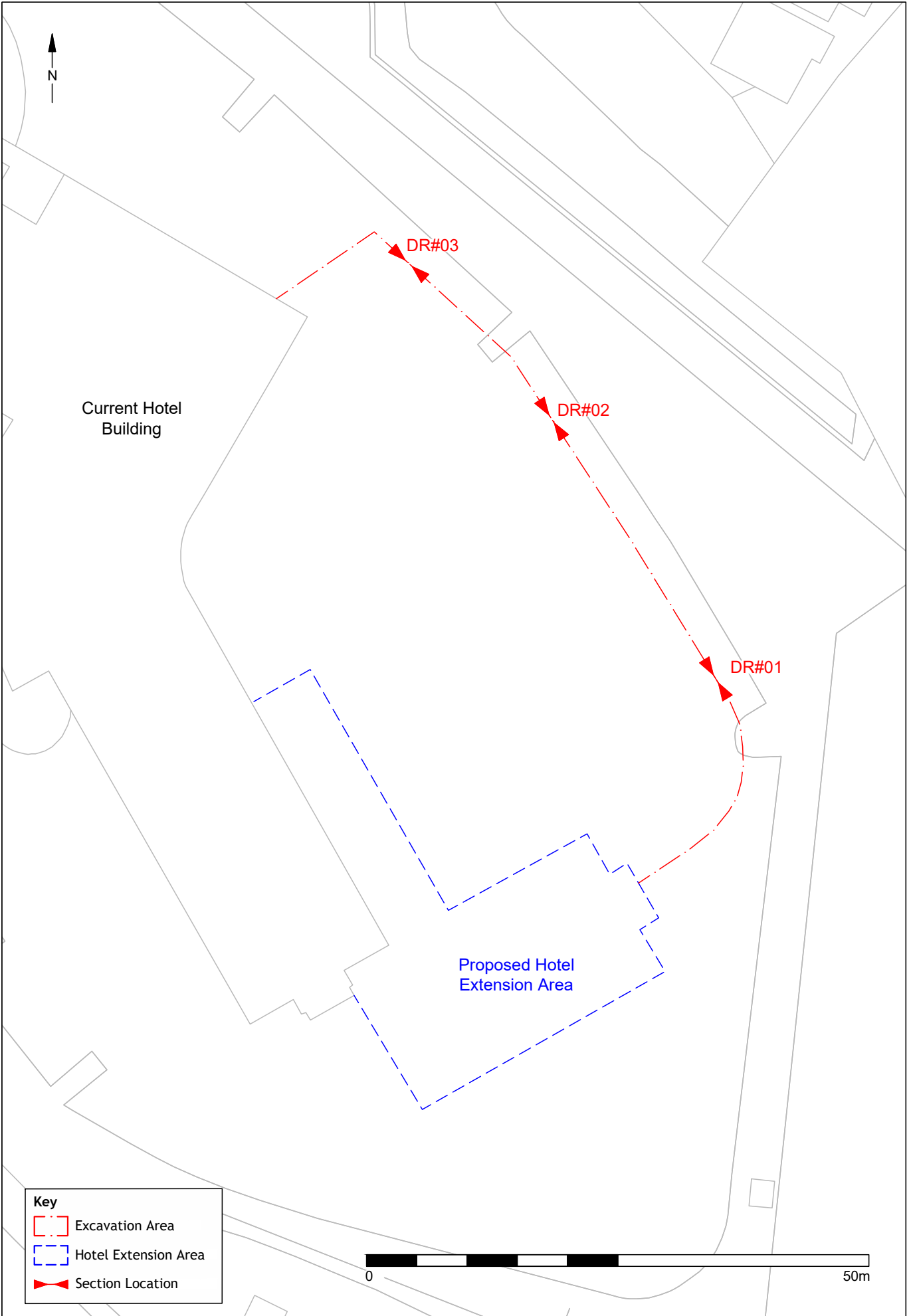
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10 Context Register

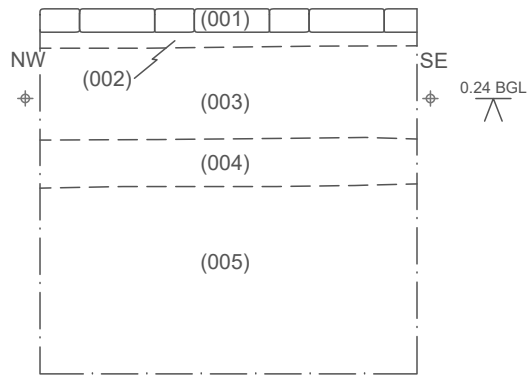
Context	Feature	Description	Thickness	Date
001	Layer	Car Park Surface: brick.	0.06m	Modern
002	Layer	Setting Layer: firm, mid grey brown sand.	0.04m	Modern
003	Layer	Foundation Layer: firm, pale yellow brown sand.	0.24m	Modern
004	Layer	Levelling Layer: firm, mid grey/brown-black rubble.	0.12m	Modern
005	Layer	Natural: firm, red clay.	N/A	N/A
006	Layer	Levelling Layer: firm, black rubble/tarmac debris.	0.4-0.8m	Modern
007	Layer	Levelling Layer: friable, mixed red/yellow brown silty clay with sand and sandstone inclusions.	0.44m	Modern
008	Layer	Levelling Layer: friable, whitish grey concrete debris.	0.14m	Modern
009	Layer	Levelling Layer: friable-compact, dark grey concrete/hardcore debris.	0.08-0.24m	Modern

11 Figures

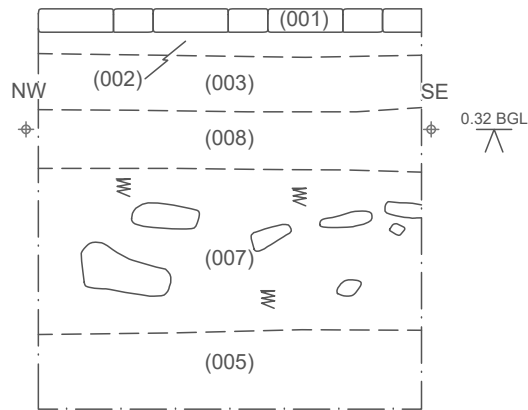




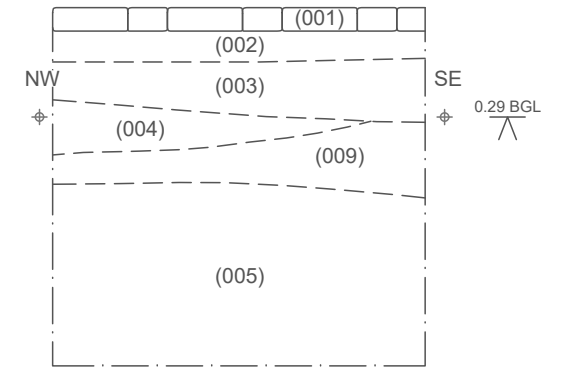
DR#01
South West Facing Representative Section



DR#02
South West Facing Representative Section



DR#03
South West Facing Representative Section



12 Plates



Plate 1: Plan view looking east. Scale: 1 x 1m.



Plate 2: View of north-east facing representative section. Scale: 1 x 0.5m.



Plate 3: View of south-west facing section: modern plastic can be seen within the layer (007). Scale: 1 x 0.5m.

Appendix 1: Index of Archive and Arrangements for Deposition

<i>Field Records</i>	<i>Description</i>	<i>Number</i>
Context Record Sheet	Register of context numbers and descriptions	1
Context sheets	Record of features and deposits	9
Photo record sheet	Record of photographs taken	1
Digital photographs	All views	107
Site drawings	Representative sections and site plan	6
<i>Documents</i>	<i>Description</i>	<i>Number</i>
Written scheme of investigation	Statement of the aims, objectives and methodology for the project.	1
Health & Safety	Safe working statement & risk assessment.	1
Report to client	Report of findings of the watching brief.	1

The site archive is currently held at the offices of Trent & Peak Archaeology, Unit 1, Holly Lane, Chilwell, Nottingham, NG9 4AB. It will be deposited with The Museum of Nottingham Life at Brewhouse Yard within 6 months of the completion of the report under Accession Number: NCMG 2018-59.

Appendix 2: OASIS: Data Collection Form

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: trentpea1-324955

Project details

Project name	DOUBLE TREE BY HILTON, NOTTINGHAM
Short description of the project	Trent and Peak Archaeology was commissioned by Rayner Davies Architects to undertake an archaeological watching brief during the groundworks for service trenches associated with a new three storey extension to the south of the DoubleTree by Hilton Hotel, Nottingham. The application (Ref: 16/02317/PFUL3 (PP-05527311)) was submitted to Nottingham City Council, and granted conditional planning permission. An archaeological watching brief was maintained during all intrusive groundworks associated with the new development. A number of foundation/levelling layers believed to be associated with the construction of the current hotel car park were identified. No archaeological structures, deposits or features were recorded during the course of the watching brief. No finds were recovered during the course of the watching brief.
Project dates	Start: 28-01-2019 End: 15-02-2019
Previous/future work	No / No
Any associated project reference codes	DTH - Sitecode
Any associated project reference codes	16/02317/PFUL3 (PP-05527311) - Planning Application No.
Any associated project reference codes	NCMG 2018-59 - Museum accession ID
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 2 - In use as a building
Monument type	UNCERTAIN Uncertain
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Archaeological Constraint Area

Project location

Country	England
Site location	NOTTINGHAMSHIRE NOTTINGHAM NOTTINGHAM Double Tree Hotel by Hilton
Postcode	NG8 6AZ
Study area	157 Square metres
Site coordinates	SK 53749 43473 52.985585993279 -1.199277792248 52 59 08 N 001 11 57 W Point

Height OD / Depth Min: 0m Max: 0m

Project creators

Name of Organisation Trent and Peak Archaeology

Project brief originator Trent and Peak Archaeology

Project design originator Tom Hooley

Project director/manager Tom Hooley

Project supervisor Jess Reeves

Type of sponsor/funding body Client

Name of sponsor/funding body Rayner Davies Architects

Project archives

Physical Archive Exists? No

Digital Archive recipient Nottingham City Museums and Gallery

Digital Contents "none"

Digital Media available "Images raster / digital photography", "Images vector", "Text"

Paper Archive recipient Nottingham City Museums and Gallery

Paper Contents "none"

Paper Media available "Context sheet", "Drawing", "Photograph", "Plan", "Report", "Section", "Unpublished Text"

Project bibliography 1

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