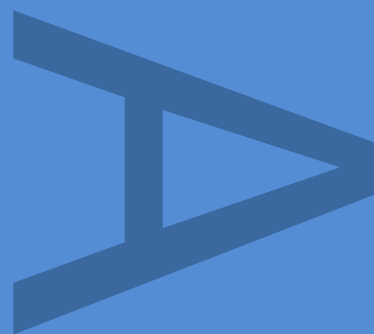


CAFFYN'S GARAGE, BUTTS  
ROAD, ALTON, HAMPSHIRE:

ARCHAEOLOGICAL  
EVALUATION REPORT

REPORT NO: R11354

JANUARY 2013



PRE-CONSTRUCT ARCHAEOLOGY

**CAFFYN'S GARAGE, BUTTS ROAD, ALTON, HAMPSHIRE:  
ARCHAEOLOGICAL EVALUATION REPORT**

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**Issue 1:** Issued For Approval  
**Local Planning Authority:** East Hampshire District Council  
**Planning reference:** N/A  
**NGR:** SU 7147 3904

**Prepared on behalf of:** CgMs Consulting  
**For the Client:** McCarthy and Stone Retirement Lifestyles Ltd  
**By:** Pre-Construct Archaeology Ltd (West)

**Report Ref:** R11354

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**January 2013**

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**DOCUMENT VERIFICATION**

**Caffyn's Garage, Butts Road, Alton, Hampshire: Archaeological Evaluation Report**

**Quality Control: Report Reference R11354**

<b>Pre-Construct Archaeology Limited Project Code</b>			<b>K2972</b>
	<b>Name &amp; Title</b>	<b>Signature</b>	<b>Date</b>
Text Prepared by:	P McCulloch		09/01/2013
Graphics Prepared by:	J Simonson		08/01/2013
Graphics Checked by:	J Brown		08/01/2013
Project Manager Sign-off:	P McCulloch		10/01/2013

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## **1 ABSTRACT**

Pre-Construct Archaeology Ltd was appointed by CgMs Consulting Ltd on behalf of McCarthy and Stone Retirement Lifestyles Ltd to undertake an archaeological field evaluation at the former Caffyn's Garage, Butts Road, Alton, Hampshire. The site is the subject of a proposed residential development and the evaluation was a requirement of planning permission for the development. The evaluation fieldwork was carried out between the 12<sup>th</sup> and 14<sup>th</sup> of December 2012.

The evaluation comprised three trenches arranged around the existing buildings within the site. In Trench 1, a relic soil horizon was recorded beneath 0.7m of overburden and this horizon sealed a number of small pits of late post-medieval or early modern date. Trenches 2 and 3 revealed natural gravel and clay immediately beneath the existing asphalt surfacing, i.e. there was no overburden present. Taking account of the relative depth below ground of natural deposits as encountered, this appears to indicate that the site's natural topography originally sloped gently from south to north, necessitating the made-ground, or overburden, recorded in Trench 1 in the northern area of the site.

The evaluation trenches would appear to suggest that the site has been significantly reworked and in consequence has no potential to contain significant archaeological resources. The small group of late post-medieval or early modern features recorded beneath a buried soil in Trench 1 suggests that the site's topography was reworked at that time. The presence of natural deposits immediately beneath modern surfacing in Trenches 2 and 3 indicates that much of the site has undergone significant landscaping for the existing buildings and surfacing, resulting in reduced ground levels including beneath the former showroom/offices and workshop.

It is concluded that the evaluation results demonstrate the site has no significant archaeological resource potential.

## **2 INTRODUCTION**

### **2.1 Project Background**

- 2.1.1 Pre-Construct Archaeology Ltd (PCA) was appointed by CgMs Consulting Ltd (CgMs) on behalf of McCarthy and Stone Retirement Lifestyles Ltd (the Client) to undertake an archaeological field evaluation at the former Caffyn's Garage, Butts Road, Alton, Hampshire, (**Figure 1**), hereafter 'the site' (centred at NGR SU 7147 3904). The site is the subject of a proposed residential development for which planning permission has been granted by East Hampshire District Council.
- 2.1.2 The evaluation forms part of a staged approach to understanding the archaeological implications of the proposed development, and is a requirement of planning permission. The requirement was informed by the results of an archaeological Desk-based Assessment prepared by CgMs (2011). The results of the evaluation presented here are intended to inform subsequent decisions concerning the archaeological implications of the proposed development, e.g. whether any further stages of archaeological work will be necessary.
- 2.1.3 This document has been prepared in accordance with the Institute for Archaeologists standard and guidance for archaeological field evaluation (IfA 2008) and *Management of Research Projects in the Historic Environment* (English Heritage, 2006).
- 2.1.4 The evaluation fieldwork was carried out between the 12<sup>th</sup> and 14<sup>th</sup> of December 2012.

### **2.2 Location, Topography and Geology**

- 2.2.1 The site is located at the junction of Butts Road and Ackender Road, to the south of the Alton town centre. The site lies at approximately 108m aOD and is relatively level except along the northern site boundary where there is a relatively steep slope leading down from the site to the grounds of Park House. The north-eastern corner of the site lies approximately 1m above the level of Butts Road. The nearest watercourse is the River Wey which lies c.350m north-west of the study site, flowing in a west to east direction.
- 2.2.2 The British Geological Survey (England and Wales Sheet 300 Alresford) shows that the study site lies on Head deposits overlying Chalk Formation. Geotechnical investigation carried out by Crossfield Consulting (CgMs 2011, Appendix 1) on the site confirms this sequence. Made ground, varying in depth between 0.6 and 1.6m overlies Head deposits. These Head deposits overlie Chalk deposits which start between 3.2m and 4.7m below the current ground level.

## 2.3 Archaeological and Historical Background

2.3.1 The Desk-based Assessment (CgMs 2012) has provided a comprehensive study of the archaeological and historical background to the site, which is not repeated here. In summary, the assessment concluded that: 'Considering the available evidence the study site can be considered to have a high potential for the Roman period; a low-moderate potential for the Anglo-Saxon/ early medieval period and for evidence of agricultural activity dating to the medieval period; a low-moderate potential for the Mesolithic to Iron Age periods and a low potential for the Palaeolithic and post-medieval/modern periods'.

## 3 AIM

### 3.1 Archaeological Evaluation

3.1.1 The aim of the archaeological evaluation was to determine the presence or absence of archaeological resources within the site and, where present, determine their nature, extent, date, condition and significance, taking account of their potential to contain biological and palaeo-environmental remains.

3.1.2 This report aims to provide a context for any archaeological resources identified by the evaluation and sufficient information so that the future treatment of the resources, in respect of the proposed development, can be determined in consultation with the archaeological advisor to the Local Planning Authority.

## 4 METHOD

4.1.1 A unique site code was allocated by PCA: **BRAH12**. This has been used on all site records and other components of the archive of the evaluation.

4.1.2 The evaluation comprised three trenches (**Figure 2**) arranged around the existing buildings within the site, as proposed in the Written Scheme of Investigation (WSI) (PCA 2012). However, the length of Trench 3 was reduced from 15m to 9m in order to avoid a buried live service and existing structures. The trenches were set out using a GPS device to ensure their pre-determined location was achieved. The trenches were formed mechanically using a 7 ton 360° tracked excavator and on completion of the work were backfilled with arisings. Investigation and recording of the trenches was completed using the methods set out in the WSI.

## 5 RESULTS

### 5.1 Introduction

5.1.1 The following sections provide a summary of the results of the evaluation based on the site archive. Trench summaries are provided in Appendix 1. The site archive is currently held at PCA's Winchester office.

### 5.2 Trenches 1-3

5.2.1 Natural deposits recorded at the base of all three trenches comprised 'Head' deposits of gravel and reddish to orange clay. In trench 2 and 3 (**Plates 1 & 2**), located in the southern parts of the site, the top of these deposits was recorded at 108.00m above OD (aOD), directly beneath 0.15m thick modern made ground and existing surfacing. In Trench 1, located in the northern part of the site, these deposits were recorded at between 107.12m and 107.34m aOD were cut into by a number of features sealed in turn by a buried soil horizon, overburden and the existing asphalt surface.

5.2.2 The features revealed in the base of Trench 1 (**Figure 3**) comprised small pits (105), (109), (111), (113) and (116), all cutting the natural gravel and clay (103), and a linear feature (107), which cut through pits (109) and (111). The pits were sub-circular or irregular with recorded dimensions between 0.35m and 0.65m in plan and ranging from 0.12m to 0.45m in depth (**Figure 4**). The fills of all the features (104, (106), (108), (110), (112), (114) and (115) were similar, comprising mid-brown to grey silty clay loam and gravel. The features were all sealed beneath a dark grey-brown silty clay loam (102) up to 0.27m thick; this had the appearance of a former soil horizon and was sealed by 0.7m of modern overburden that lay beneath the modern asphalt surfacing (**Plate 3**).

5.2.3 With the exception of fill (106) artefacts were recovered from the fills of the features and included pottery, including industrial white glazed ware, small fragments of ceramic building material, slate, three fragments of clay-pipe stems, and a few small lumps of ferrous material, all of late post-medieval or early modern date. These artefacts were recorded as present and were discarded. No samples for biological or environmental remains were taken.





**Plate 1: Trench 1: Representative section, view north-west. Scale 1m.**



**Plate 2: Trench 2: General view to north-west. Scale 1m.**



**Plate 3: Trench 3: General view to south-west. Scales 0.5m and 1m.**

## **6 DISCUSSION**

### **6.1 Archaeological Resources**

6.1.1 No significant archaeological resources were identified in the three evaluation trenches. In Trench 1, a buried soil horizon was recorded beneath 0.7m of overburden and this horizon sealed a number of small pits of late post-medieval or early modern date, all of little or no archaeological significance. In contrast, Trenches 2 and 3 revealed natural gravel and clay immediately beneath the existing asphalt surfacing, i.e. there was no overburden present. Taking account of the relative depth of natural deposits as encountered, this appears to indicate that the site's natural topography originally sloped gently from south to north, necessitating the 'made-ground', or overburden, recorded lying on a buried soil horizon in Trench 1 in the northern area of the site.

### **6.2 Archaeological Potential**

6.2.1 The evaluation trenches would appear to suggest that the site has been significantly reworked and in consequence has no potential to contain significant archaeological resources. The small group of late post-medieval or early modern features recorded beneath a buried soil in Trench 1 suggests that the site's topography was reworked at that time. The presence of natural deposits immediately beneath modern surfacing in Trenches 2 and 3 indicates that much of the site has undergone significant landscaping for the existing buildings and surfacing, resulting in reduced ground levels including beneath the former showroom/offices and workshop.

### **6.3 Conclusion**

6.3.1 It is concluded that the evaluation results demonstrate the site has no significant archaeological resource potential.

## **7 ACKNOWLEDGMENTS**

PCA is grateful to Duncan Hawkins at CgMs for commission the evaluation on behalf of McCarthy and Stone Retirement Lifestyles Ltd and to Dr Hannah Fluck, Hampshire County Council for providing archaeological advice.

The evaluation fieldwork was carried out for PCA by Paul McCulloch, David Ashby and Nathalie Barrett. This report was written by Paul McCulloch and the report illustrations were prepared by Jennifer Simonson.

## **8 REFERENCES**

CgMs, 2011, Archaeological |Desk Based Assessment: Caffyn's Garage, Butts Road, Alton Hampshire, CgMs ref: CB/13253

PCA, 2012, Caffyn's Garage, Butts Road, Alton Hampshire: Written Scheme of Investigation for an Archaeological Evaluation.

## APPENDIX 1: Trench Summaries

Trench 1	Dimensions	19m x 1.8m	GL 108.02m aOD	
Context	Description			Depth BGL(m)
101	Mixed bands of dark grey and mid brown sandy clay loam and chalk rubble with frequent gravel and frequent fragments of chalk and ceramic building material (CBM), capped with Asphalt surfacing			0.0m -0.7m
102	Dark grey/brown silty clay loam with small pebbles and occ. frags. of chalk.			0.7m – 0.97m
103	Reddish – orange clay with frequent small and medium sized rounded and angular pebbles/cobbles – natural clay and gravel.			c.0.97m+
104	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel. Occ. pot, CBM and clay pipe frags.			
105	Small pit, sub-oval, with vertical sides and rounded base, 0.3m by 0.35m in plan and 0.12m deep.			c.0.97-1.09m
106	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel.			
107	Linear feature, aligned NW to SE, vertical sides. Base not reached. Exposed length was 1.8m. Width 0.5m. Depth 0.55m+.			c.0.97-1.52m
108	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel. Occ. pot, CBM and Fe frags.			
109	Small pit, irregular oval in plan, with sloped sides and rounded base. Maximum dimension in plan 0.43m. 0.12m deep.			c.0.97-1.09m
110	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel. Occ. pot, CBM and Fe frags.			
111	Small pit, sub-round in plan with sloped sides and flat base. Maximum dimension in plan 0.65m. 0.5m deep.			c.0.97-1.47m
112	Grey-brown clay loam with freq. small angular/rounded pebbles. Occ. pot, CBM, clay pipe frags.			
113	Small pit, sub-oval, vertical sides and flat base. 0.8m by 0.4m in plan and 0.68m deep.			c.0.97-1.65m
114	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel. Occ. pot and Fe frags.			
115	Grey-brown clay loam with frequent small angular and rounded pebbles- gravel. Occ. pot, CBM, slate, Fe frags. and clay pipe frags.			
116	Small pit, sub-oval, sides vertical, base flat. 0.45m by 0.4m in plan and 0.35m deep.			c.0.97-1.32

<b>Trench 2</b>	<b>Dimensions</b>	<b>16m x 1.8m</b>	<b>GL 108.15m aOD:</b>	
<b>Context</b>	<b>Description</b>		<b>Depth BGL(m)</b>	
201	Asphalt		0m - 0.15m	
202	Natural gravel and reddish/orange clay		0.15m -	

<b>Trench 3</b>	<b>Dimensions</b>	<b>9.5m x 1.8m</b>	<b>GL 108.11m aOD:</b>	
<b>Context</b>	<b>Description</b>		<b>Depth BGL(m)</b>	
301	Asphalt		0m - 0.15m	
302	Natural gravel and reddish/orange clay		0.15m -	

## APPENDIX 2: OASIS Form

**OASIS ID: preconst1-140556**

### Project details

Project name	Former Caffyn's Garage, Butts Road, Alton, Hampshire
Short description of the project	Field evaluation of the former Caffyn's Garage site on the north side of Butts Road Alton Hampshire carried out in connection with development proposal for the site. Evaluation comprised three trenches. Trench 1 on north-west side revealed group of small late post-medieval or early modern pits beneath relic soil and overburden at a depth of 1m below ground level. Trenches 2 and 3 revealed natural clay and gravel immediately beneath existing surfacing. No significant archaeological resources were identified.
Project dates	Start: 12-12-2012 End: 14-12-2012
Previous/future work	No / Not known
Any associated project reference codes	22826/011 - Planning Application No.
Type of project	Field evaluation
Site status	None
Current Land use	Industry and Commerce 3 - Retailing
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPS
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

### Project location

Country	England
Site location	HAMPSHIRE EAST HAMPSHIRE ALTON Former Caffyn's Garage, Butts Road, Alton, Hampshire

Postcode	GU34 1NE
Study area	0.26 Hectares
Site coordinates	SU 7147 3904 51 0 51 08 44 N 000 58 41 W Point
Height OD / Depth	Min: 107.05m Max: 108.00m

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#### Project creators

Name of Organisation	PCA West
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Paul McCulloch
Project director/manager	Paul McCulloch
Project supervisor	Paul McCulloch
Type of sponsor/funding body	Property Developers
Name of sponsor/funding body	McCarthy and Stone (Developments) Ltd

---

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Hampshire Museums and Archives Service
Digital Archive ID	BRAH12
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	Hampshire Museums and Archives Service
Paper Archive ID	BRAH12
Paper Contents	"Stratigraphic","Survey"



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

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### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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Author(s)/Editor(s) McCulloch, P

Other bibliographic details R11354

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Entered by Paul McCulloch (pmcculloch@pre-construct.com)

Entered on 10 January 2013

### OASIS:

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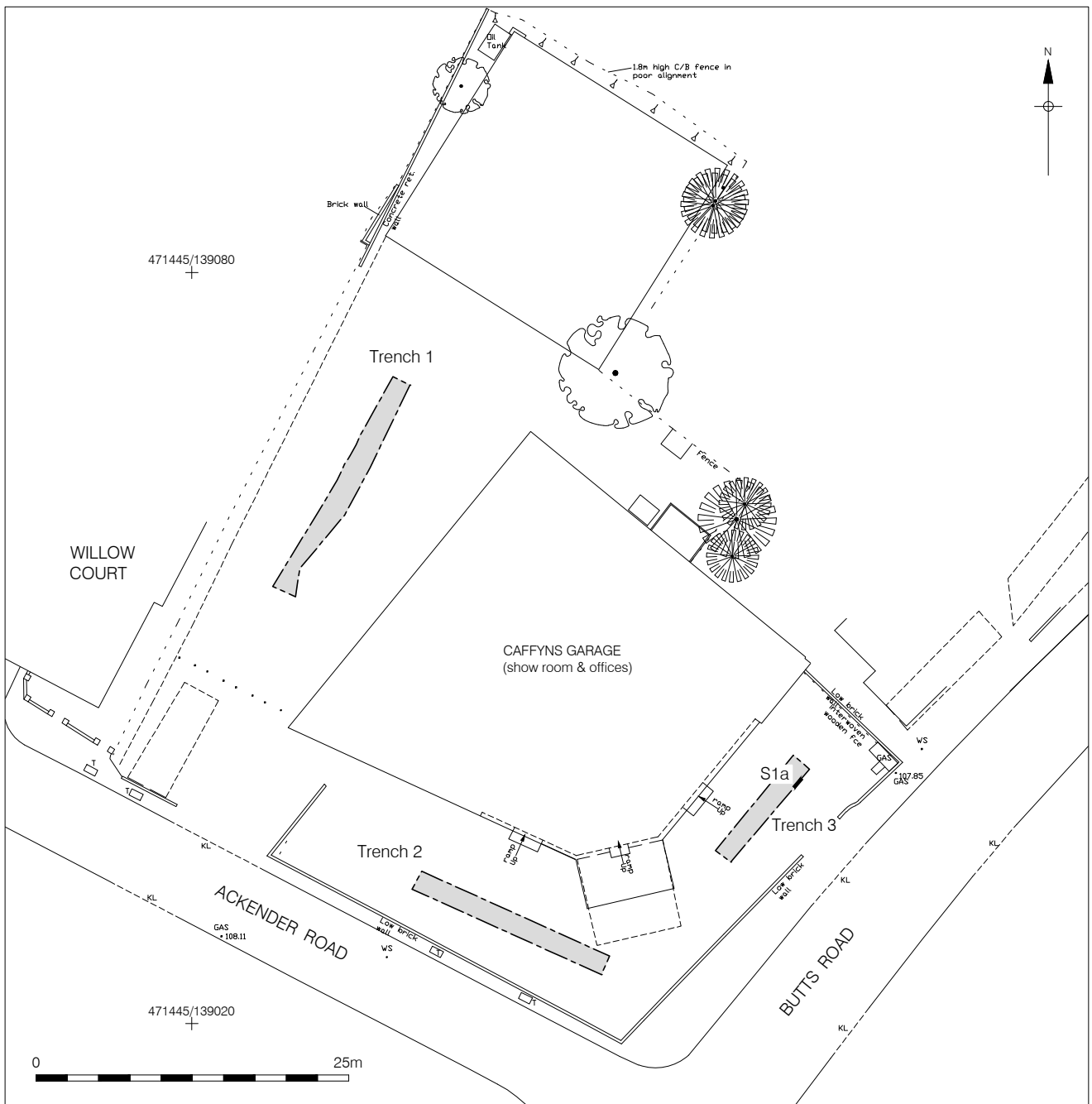


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Figure 1  
Site Location  
1:20,000 at A4

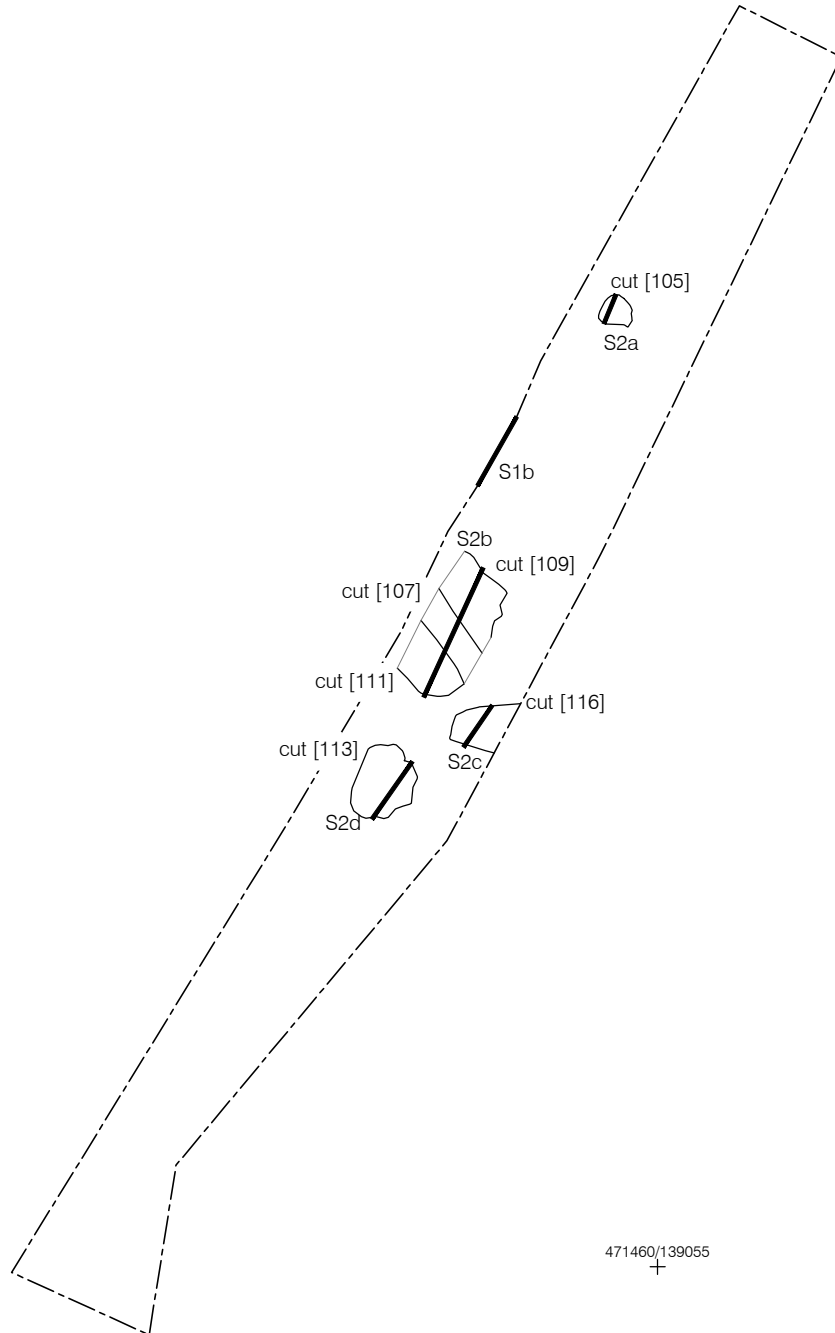


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Figure 2  
 Trench Location  
 1:500 at A4



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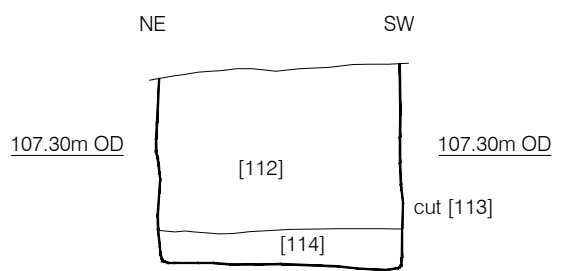
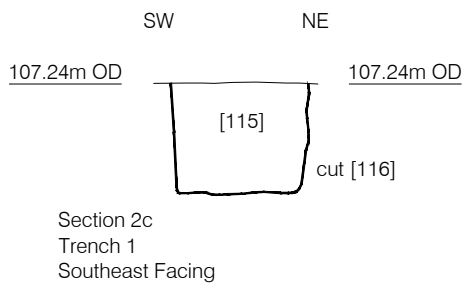
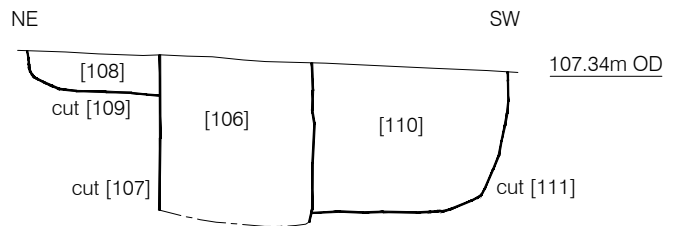
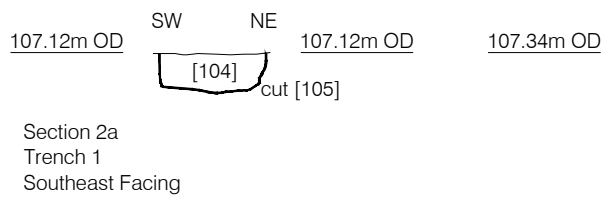
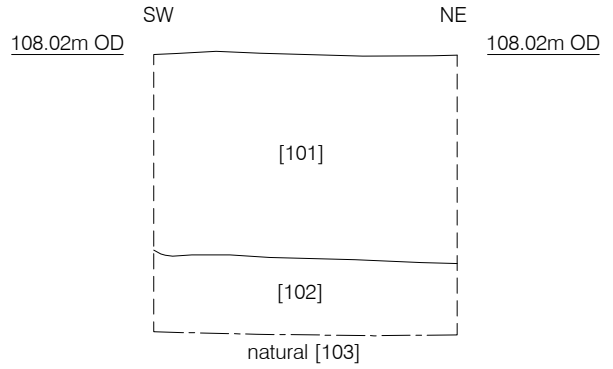
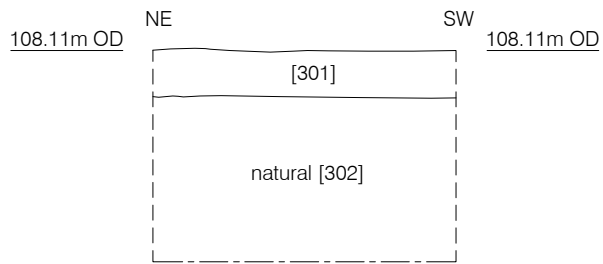


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0 5m

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Figure 3  
Plan of Trench 1  
1:100 at A4



# PCA

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