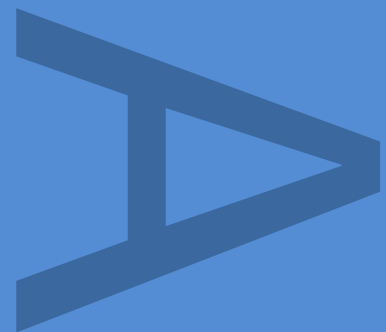


EL RANCHO, BARING ROAD,
WINCHESTER, HAMPSHIRE

ARCHAEOLOGICAL
WATCHING BRIEF REPORT

REPORT NO: R12163

July 2015



PRE-CONSTRUCT ARCHAEOLOGY

**EL RANCHO, BARING ROAD, WINCHESTER, HAMPSHIRE, SO23 0JN
ARCHAEOLOGICAL WATCHING BRIEF REPORT**

Issue 1: Issued For Approval
Local Planning Authority: Winchester City Council
Planning Ref: 15/00102/FUL
NGR: 449015 129438
Site Code: AY578

Commissioning Agent: CFW Architects on behalf of Mrs C Burns
By: Paul McCulloch BA CMifA,

Report No: R12163

Pre-Construct Archaeology Ltd (West)
Block 4, Chilcomb House,
Chilcomb Lane,
Winchester,
Hampshire, SO23 8RB
Tel: 01962 849 549 & 07714 134 099
E-mail: pmcculloch@pre-construct.com
Web: www.pre-construct.com

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July 2015



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DOCUMENT VERIFICATION

Site Name: El Rancho, Baring Road, Winchester, Hampshire

Type of project: Archaeological Watching Brief

Report: R12163

Pre-Construct Archaeology Limited Project Code			K4036
	Name & Title	Signature	Date
Text Prepared by:	Paul McCulloch		20/07/2015
Graphics Prepared by:	J Brown		20/07/2015
Graphics Checked by:	J Brown		20/07/2015
Project Manager Sign-off:	P McCulloch		21/07/2015

Revision No.	Date	Checked	Approved

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Figure 1: Site Location plan showing the direction of images shown on Plates 1-6

1 NON-TECHNICAL SUMMARY

Pre-Construct Archaeology Ltd was appointed by CFW Architects, on behalf of Mrs C Burns, to carry out an archaeological watching brief at El Rancho, Baring Road, Winchester, Hampshire. The site is the subject of a development to extend the existing property.

The watching brief was conducted in four visits between the 11th June and 15th July 2015. Visits coincided with partial demolition and clearance of the existing house and excavation of new strip foundations north, east and south of the house.

The new foundation trenches revealed natural chalk and chalk rubble filled disturbance on the south side of the house beneath 0.4m of made ground and garden soil and on the north side of the house beneath c. 1.5m of made ground and garden soil. New foundation trenches for the extended east end of the house revealed natural chalk at c. 1m below ground level and beneath made ground comprising chalk rubble. No archaeological features, deposits or finds were recorded.

It is concluded that the existing house was built over steeply sloping ground and disturbance that has cut away the natural slope. The site appears to retain no archaeological resource potential.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was appointed by CFW Architects on behalf of Mrs C Burns, to carry out an archaeological watching brief at El Rancho, Baring Road, Winchester, Hampshire, hereafter 'the site' (**Figure 1**). The site is the subject of a development to extend to the existing property.

2.1.2 The archaeological watching brief and subsequent reporting were required as conditions 4 and 5 of planning permission for the development of the site granted by the Local Planning Authority Winchester City Council (planning ref. 15/00102/FUL). The conditions are based on the advice of the Council's Historic Environment Officer (HEO) and reflect the potential of the site to contain archaeological resources that may be put at risk by the development.

2.1.3 Planning condition 4 states: 'No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority in writing. The Written Scheme of Investigation shall include:

- An assessment of significance and research questions
- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)

2.1.4 Planning condition 5 states: 'Following completion of all archaeological fieldwork a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication'. This document provides an outline for post-excavation assessment reporting, which would include proposals for subsequent specialist analysis reports and an appropriate level of publication.

2.1.5 This document addresses condition 3 and 4 of planning permission and has been prepared in accordance with the Chartered Institute for Archaeologists standard and guidance for an archaeological watching brief (ClfA 2014) and Management of Research Projects in the Historic Environment (English Heritage, 2006). PCA is a ClfA Registered Archaeological Organisation and is bound by its code of conduct.

2.2 Location, Topography and Geology

2.2.1 The site, NGR 449015 129438 (**Figure 1**), lies in the eastern suburb of St Giles Hill, Winchester. It is located between Baring Road and Alresford Road, and forms a triangular plot. The existing house, El Rancho, sits at the west end of the property. There is a sharp fall to the north of the house and toward the boundary with Alresford Road. To the south and east of the property ground level is fairly flat

2.2.2 The natural and historic topography of the site falls steeply from north to south toward Alresford Road. The modern topography has altered the natural slope to accommodate Baring Road and likewise has been partially if not largely altered within the site to accommodate the house. Ground level within the site lies at approximately 75m above OD.

2.2.3 The geology of the site is expected to comprise Upper Chalk.

2.3 Archaeological and Historical Background

2.3.1 The site lies to the east of the historic core of Winchester, within the historic suburb of St Giles. The site lies in an area of known archaeological resources of Roman, Anglo-Saxon and medieval date. These include:

- The line of a Roman road believed to be followed by the modern Alresford Road;
- An Anglo-Saxon cemetery, the extent of which is poorly understood. An Anglo-Saxon burial found immediately west of the site appears to relate to the cemetery;
- The medieval church and churchyard of St Giles located to the east of the site;
- The site of a medieval Fair for which archaeological evidence has been found to the south of the site.

3 AIM

3.1 Archaeological Watching Brief

- 3.1.1 The aim of the archaeological watching brief is to monitor groundwork for the proposed alterations and extension to El Rancho and investigate and record archaeological resources that are identified, taking account of the date, nature, extent, bio-archaeological and palaeo-environmental potential of the resources and the research aims and questions that have been identified.
- 3.1.2 This report on the results of the watching brief aims to be sufficient to demonstrate to the LPA that the watching brief was carried out in accordance with the approved Written Scheme of Investigation, pursuant to the relevant planning requirements.

4 RESULTS

4.1 Introduction

4.1.1 The following section provides a summary of the results of the watching brief, based on the site archive, which consists of written and photographic records. The site archive is held by PCA's Winchester office under the WINCM site code **AY578**. Photographic images of the site are provided in **Appendix 1, Plates 1-6** and are located on **Figure 1**.

4.2 The Watching Brief

4.2.1 The watching brief was conducted in four visits between the 11th June and 15th July 2015. Visits coincided with partial demolition and clearance of the existing house and excavation of new strip foundations north, east and south of the house (Plates 1-3). It was noted that the south wall of the existing house was supported by relatively shallow trench foundations cut into natural chalk while on the north side the foundations were much deeper and were cut through soil and chalk rubble. The ground conditions reflect the natural slope from south to north across the site and that more generally characterises the north side of St Giles's Hill.

4.2.2 The new foundation trenches revealed natural chalk and chalk rubble filled disturbance on the south side of the house beneath 0.4m of made ground and garden soil (Plate 4) and on the north side of the house beneath c. 1.5m of made ground and garden soil (Plate 5). New foundation trenches for the extended east end of the house revealed natural chalk at c. 1m below ground level and beneath made ground comprising chalk rubble (Plate 6).

4.2.3 No archaeological features, deposits or finds were recorded.

4.3 Conclusion

4.3.1 It is concluded that the existing house was built over steeply sloping ground and disturbance that has cut away the natural slope. The site appears to retain no archaeological resource potential.

APPENDIX 1: PLATES 1-6



Plate 1: D12 General view of site from Baring Road looking north-east.



Plate 2: D11 General view of site from Baring Road looking north-west



Plate 3: D6 View to west showing new foundation trenches at east end of existing house.
Scale 1m



Plate 4: D3 View to south-west of new foundation trench abutting south wall of existing house. Scale 0.5m.



Plate 5: D1 View west of new foundation trench showing natural chalk at c. 1.5m depth below garden soil. Scale 1m.



Plate 6: D9 View north-east showing new foundation trench for extension to east and soil and chalk rubble fill overlying natural chalk. Scale 1m.

APPENDIX 2: OASIS FORM

OASIS ID: preconst1-218684

Project details

Project name El Rancho, Baring Road, Winchester, Hampshire

Short description of the project PCA carried out a watching brief during groundwork to for new foundations extending the existing property El Rancho. The property lies in area where early medieval burials have been found. No archaeological resources were observed and it was clear that the site had been heavily disturbed.

Project dates Start: 11-06-2015 End: 15-07-2015

Previous/future work No / No

Any associated project reference codes **AY578 - Sitecode**

Any associated project reference codes 15/00102/FUL - Planning Application No.

Type of project Recording project

Site status None

Current Land use Residential 1 - General Residential

Monument type NONE None

Monument type NONE None

Significant Finds NONE None

Significant Finds NONE None

Investigation type "Watching Brief"

PromptPlanning condition

Project location

Country England

Site location HAMPSHIRE WINCHESTER WINCHESTER El Rancho, Baring Road,
Winchester, Hampshire, Postcode SO23 7DT

Study area 600.00 Square metres

Site coordinates SU 449015 129438 50.9136589523 -1.36122110503 50 54 49 N 001
21 40 W Point

Height OD / Depth Min: 73.00m Max: 75.00m

Project creators

Name of Organisation PCA West

Project brief originator Tracy Matthews

Project design originator Paul McCulloch

Project director/manager Paul McCulloch

Project supervisor Paul McCulloch

Type of sponsor/funding body Developer

Name of sponsor/funding body Mrs C Burns

Project archives

Physical Archive Exists? No

Digital Archive recipient Hampshire Cultural Trust

Digital Contents "none"

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

Paper Archive recipient Hampshire Cultural Trust

Paper Contents "none"

Paper Media available "Notebook - Excavation',' Research',' General Notes",
"Photograph", "Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title El Rancho, Baring Road, Winchester, Hampshire SO23 7DT Archaeological
Watching Brief Report

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

Other bibliographic details PCA Report: R12163

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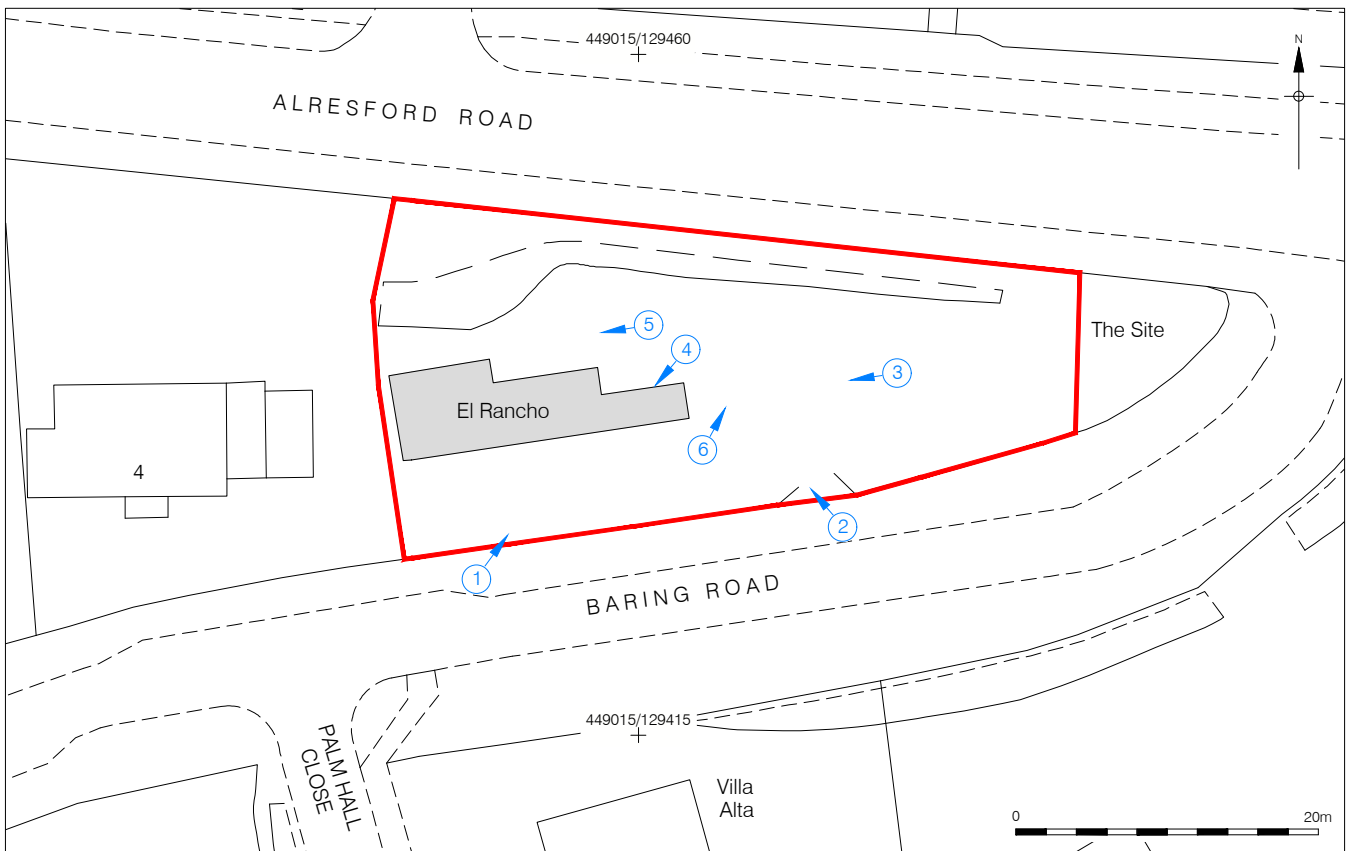
Description 17 page A4 report, text, 6 plates and 1 figure. Pdf and hard copy.

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

Entered on 23 July 2015

OASIS: Please e-mail Historic England for OASIS help and advice

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9 May 2012



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 22/07/15 JS

Figure 1
 Site Location plan showing the direction of images shown on Plates 1 - 6
 1:20,000 and 1:500 at A4

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

