

**72 MIDDLE BROOK STREET,
WINCHESTER, HAMPSHIRE, SO23
8DQ**

**ARCHAEOLOGICAL WATCHING
BRIEF REPORT**

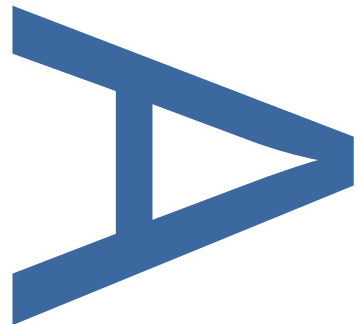
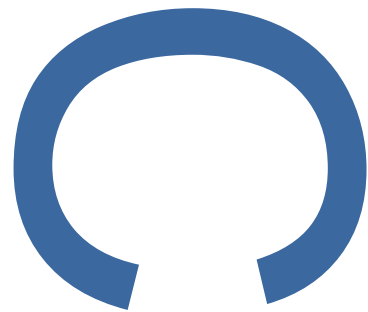
**LOCAL PLANNING AUTHORITY:
WINCHESTER CITY COUNCIL**

**PLANNING APPLICATION NUMBER:
19/00465/HOU**

PCA REPORT NO: 13739

SITE CODE: AY687

24TH JULY 2019



PRE-CONSTRUCT ARCHAEOLOGY

72 MIDDLE BROOK STREET, WINCHESTER, HAMPSHIRE, SO23 8DQ
ARCHAEOLOGICAL WATCHING BRIEF REPORT

Local Planning Authority: Winchester City Council
Planning Reference: 19/00465/HOU

Site Code: AY687
Central NGR: 448420 129700

Commissioning Client: Sangeeta Mayne

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24th July 2019

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DOCUMENT VERIFICATION

Site Name: 72 Middle Brook Street, Winchester, Hampshire

Type of project: Watching Brief

Report: R13739

Pre-Construct Archaeology Limited Project Code			K6119
	Name & Title	Signature	Date
Text Prepared by:	James Bannister		10/07/2019
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Project Manager Sign-off:	P McCulloch		24/07/2019

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Figure 1: Site Location

Figure 2: Detailed Site Location

1 ABSTRACT

Pre-Construct Archaeology Ltd was appointed by Sangeeta Mayne on behalf of Incredible Management Properties Ltd, to carry out an archaeological watching brief at 72 Middle Brook Street, Winchester, Hampshire. The watching brief was a requirement of planning consent for a single storey rear extension.

The Site is situated in an area of high archaeological potential, with significant remains of Roman, Saxon, medieval and post-medieval date likely to be present below ground. In particular, the Site lies within the former precinct of the Friars Minor (Franciscans) that was established by 1237 between the north end of Middle Brook Street Lower Brook Street and was closed in the Dissolution in 1538.

The aim of the archaeological watching brief was to monitor groundwork for the proposed rear extension, in order to identify and record any archaeological deposits, features and finds that may be related to remains of the medieval friary. The watching brief was carried out during the formation of foundation trenches on the 12th of June 2019.

In foundation trench 1, a wall was recorded at a depth of 0.7m below ground level and aligned roughly north-south. The wall was formed of mortar bonded flint and chalk rubble, typical of medieval structures of medieval date in Winchester. Its fabric and alignment were similar to the foundations of the medieval friary buildings recorded in 2017 immediately east of the site. This wall is therefore interpreted as representing a building within the friary but is clearly not associable with a known structure. The wall represents the western-most recorded structure within the precinct of the Friars Minor and, as a result, the record of surviving archaeological evidence of the friary has been enhanced by its discovery and now appears to extend over a wide area. No other archaeological evidence was identified in the watching brief.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was been appointed by Sangeeta Mayne on behalf of Incredible Management Properties Ltd, to carry out an archaeological watching brief at 72 Middle Brook Street, Winchester, Hampshire, NGR 448420 129700 hereafter 'the Site' (**Figure 1**). The watching brief was a requirement of planning consent for a single storey rear extension.

2.1.2 The archaeological watching brief and this report were required as conditions 2 and 3 of planning permission for the extension granted by the Local Planning Authority Winchester City Council (planning ref. 19/00465/HOU). The conditions were based on the advice of the Council's Historic Environment Team Archaeologist (HETA) and reflect the potential of the Site to contain archaeological remains that may be put at risk by the development.

2.1.3 Planning condition 2 stated: 'No development or any works of Site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- 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)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

2.1.4 Planning condition 3 stated: 'Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority'.

2.1.5 This report sets out the result of the watching brief, which was carried out on the 12th of June 2019. This report has been prepared in accordance with the Chartered Institute for Archaeologists standard and guidance for an archaeological watching brief (CIfA 2014) and Management of Research Projects in the Historic Environment (Historic England 2016).

2.2 Location, Topography and Geology

2.2.1 The Site lies within the historic core of Winchester, at the northern end of Middle Brook Street and forms part of a Victorian terrace with gardens extending eastward.

2.2.2 The current ground level lies at approximately 37.10m above Ordnance Datum (aOD). The Site remains relatively level throughout.

2.2.3 The Site lies over alluvium (GSGB 1949) formed within the River Itchen valley.

2.3 Proposed Development

2.3.1 The proposed development comprised a single storey side/rear extension. The extension was to be constructed on 1m² concrete pad foundations (north wall) and a concrete strip foundation (east wall), all to c. 1m depth below ground level, i.e. at approximately 36.40m aOD (BDA Drawing 2310, SK1).

2.4 Archaeological and Historical Background

2.4.1 The Site is situated in an area of high archaeological potential, with significant remains of Roman, Saxon, medieval and post-medieval date likely to be present below ground. In particular, the Site lies within the former precinct of the Friars Minor (Franciscans) that was established by 1237 between the north ends of the medieval streets 'Wunegrestret' (Middle Brook Street) and 'Tannerestrete' (Lower Brook Street) and was closed in the Dissolution in 1538. The Friary church was completed in 1246 and the precinct extended northward in 1259. Soon after the Dissolution, a survey of the Friary site recorded a church, choir, steeple, cloister, prior's lodgings, vestry, kitchen buttery and Master Denham's chamber (Ottaway, 2017).

2.4.2 A series of archaeological investigations carried out immediately to the east of the Site, between 2007 and 2017 (Wessex Archaeology 2011; Bower 2014), recorded detailed information regarding below-ground archaeology including well preserved evidence of the foundations of buildings that once stood within the Friary precinct. The plan of the buildings suggested they extended further to the west, i.e. extended beneath the current Site.

2.4.3 The investigations east of the Site identified walls of the Friary buildings as surviving at between 36.29m aOD and 36.25m aOD. With ground level at the rear of 72 Middle Brook Street lying at c. 37.40m aOD, the predicted depth of cover over remains of the Friary walls is in the region of 1.1m.

3 AIM

3.1 Archaeological Watching Brief

3.1.1 The aim of the archaeological watching brief was to monitor groundwork for the proposed rear extension and investigate and record archaeological remains that were 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. In particular, the watching brief aimed to monitor groundwork in order to identify and record any archaeological deposits, features and finds that may be related to remains of the medieval Friars Minor precinct predicted to extend beneath the Site.

- 3.1.2 A further aim was to prepare an archive of the results of the investigation leading to the preparation of a suitable report and, if appropriate, a further programme of analysis and publication, in keeping with the requirements of the conditions of planning consent concerning archaeology.

4 RESULTS

4.1 Introduction

- 4.1.1 The following presents a summary of the watching brief results based upon the Site archive, which comprises a site diary, drawings, and written and photographic records. The archive of all stages of the archaeological work is held at PCA's Winchester office under the site code AY687 and will in due course be deposited with the Hampshire Cultural Trust.

4.2 Methodology

- 4.2.1 A detailed methodology was set out in the Written Scheme of Investigation (PCA 2019), prepared in advance of the project, and is not repeated here.
- 4.2.2 The watching brief comprised monitoring the excavation of foundations and services for the proposed development at the rear of the current property (**Figure 2 & Plate 1**).

4.3 Watching Brief Results

- 4.3.1 The watching brief was conducted in one visit on the 12th June 2019, which coincided with ground works excavation for the new foundations.
- 4.3.2 Three foundation trenches were excavated to a depth of 1.0m and were approximately 0.9m wide. The sides and base of the trenches were inspected and comprised of a dark grey garden soil throughout, along with a service pipe that ran alongside the existing building.
- 4.3.3 Foundation trench 1 revealed a single feature, wall (002), at a depth of 0.7m below ground level, directly underneath the garden soil (001) (**Figure 3 & 4 & Plate 2**). The wall comprised small mortar bonded chalk and flint fragments. Alongside wall 002 a chalky mid-grey fill, (003), can be seen and may represent fill within the construction trench cut for the wall. The wall appears to run underneath the foundations of the existing house to the south.

4.4 Conclusion

- 4.4.1 Wall 002 is similar in fabric and alignment to the foundations of the medieval friary buildings seen at North Walls Fire Station and Faberlux Yard immediately east of the site (PCA, forthcoming). This wall is therefore interpreted as representing a building within the friary but is clearly not identifiable with a known structure. The wall represents the western-most recorded structure within the precinct of the Friars Minor and, as a result, the record of surviving archaeological evidence of the friary has been enhanced by its discovery and now appears to extend over a wide area. No other archaeological evidence was identified in the watching brief.

- 4.4.2 It is recommended that this report is added to the Winchester Urban Archaeological Database maintained by the HETA and that a short summary is provided to the relevant period and County/Society journal.

5 ARCHIVE PRERARATION AND DEPOSITION

5.1 The Site Archive

- 5.1.1 The Site archive, to include all project records and cultural material produced by the project, will be prepared in accordance with 'Guidelines for the Preparation of Excavation Archives for Long-term Storage' (UKIC 1990) and the Institute for Archaeologists 'Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives' (CIfA 2014). On completion of the project PCA will arrange for the archive to be deposited with the Hampshire Cultural Trust on behalf of Winchester City Council.

5.2 Copyright

- 5.2.1 The full copyright of the written/illustrative archive relating to the site will be retained by Pre-Construct Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. Hampshire County Council, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the Copyright and Related Rights regulations 2003. Further distribution and uses of the report either in its entirety or part thereof in paper or electronic form is prohibited without the prior consent of Pre-Construct Archaeology Ltd.
- 5.2.2 The licence extends to the use of all documents arising from this project in all matters relating directly to the project, as well as for bona fide research purposes (which includes the Winchester Historic Environment Record).
- 5.2.3 Pre-Construct Archaeology Ltd has made every effort to ensure the accuracy of the content of this report. However, Pre-Construct Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies or omissions this report contains.

6 ACKNOWLEDGEMENTS

Pre-Construct Archaeology is grateful to Sangeeta Mayne for commissioning the Evaluation and for the advice of Tracy Matthews, Historic Environment Team Archaeologist at Winchester City Council.

The watching brief was supervised by Katherine Marshall. This report was prepared by James Bannister with Illustrations prepared Diana Valk. The project was managed for PCA by Paul McCulloch.

7 REFERENCES

Bower, K., 2014, '*North Walls Fire Station and Faberlux Yard, Winchester, Hampshire: Archaeological Evaluation Report*', Report Ref. 11703

Ottaway, P, 2017, '*Winchester, St Swithun's 'City of Happiness And Good Fortune': An Archaeological Assessment*', Oxford

PCA, forthcoming, '*North Walls Fire Station and Faberlux Yard, Winchester, Hampshire: Post-excavation Report*'.

Pre-Construct Archaeology, 2019, '*72 Middle Brook Street, Winchester, Hampshire: WSI for an Archaeological Watching Brief*'. Client document.

Wessex Archaeology, 2011, '*Winchester Fire Station, North Walls, Winchester, Hampshire: report on the Results of an Archaeological Evaluation*', Ref: 75130.02

Appendix 1: Context Index

Context	Type	Comments/Description	Date
001	Layer	Modern backfill around service pipe.	Modern
002	Structure	Medieval wall, probably part of the medieval Franciscan Friary beneath and east of the site.	Medieval
003	Layer	Medieval backfill that butts medieval wall 002.	Medieval

Appendix 2: Site Photographs (Plates 1 – 2)



Plate 1 - Location shot of foundation trenches, view to north-west. Scale 1.0m.



**Plate 2 - South-east facing section of foundation trench 1, showing wall 003.
Scale 1.0m.**

Appendix 3: Oasis Form

7.1 OASIS ID: preconst1-357305

Project details

Project name	72 Middle Brook Street
Short description of the project	Pre-Construct Archaeology Ltd (PCA) was appointed by Sangeeta Mayne on behalf of Kathleen Gearhart-Filmer, to carry out an archaeological watching brief at 72 Middle Brook Street, Winchester, Hampshire, hereafter 'the Site'. The Site is the subject of rear single storey extension. The Site lies within the historic core of Winchester, at the northern end of Middle Brook Street and forms part of a Victorian terrace with gardens extending eastward. Immediately east of the site archaeological investigations at North Walls Fire Station, and Faberlux Yard, revealed foundations of buildings that once stood within the Friary precinct. The plan of the buildings suggested they extended further West, towards the site. The aim of the archaeological watching brief was to monitor groundwork for the proposed rear extension, in order to identify and record any archaeological deposits, features and finds that may be related to remains of the medieval Franciscan Friary predicted to extend beneath the site. The results of the watching brief indicate evidence of masonry remains, thought to be part of the medieval Franciscan Friary.
Project dates	Start: 12-06-2019 End: 12-06-2019
Previous/future work	No / No
Any associated project reference codes	AY 687 Site code
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	HAMPSHIRE WINCHESTER WINCHESTER 72 Middle Brook Street
Postcode	SO23 8DQ
Study area	0 Square metres
Site coordinates	SU 48420 29700 51.064056827007 -1.308935871547 51 03 50 N 001 18 32 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd.
Project brief originator	Sangeeta Mayne
Project design originator	Paul McCulloch
Project director/manager	Paul McCulloch
Project supervisor	Katherine Marshall
Type of sponsor/funding body	Client

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Hampshire Cultural Trust
Digital Archive ID	WINCM: AY687
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Spreadsheets", "Text"
Paper Archive recipient	Hampshire Cultural Trust
Paper Archive ID	WINCM: AY687
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Drawing", "Photograph", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	72 Middle Brook Street, Winchester, Hampshire, SO23 8DQ: Written Scheme of Investigation for Archaeological Watching Brief
Author(s)/Editor(s)	Bannister J

Other bibliographic details R13739

Date 2019

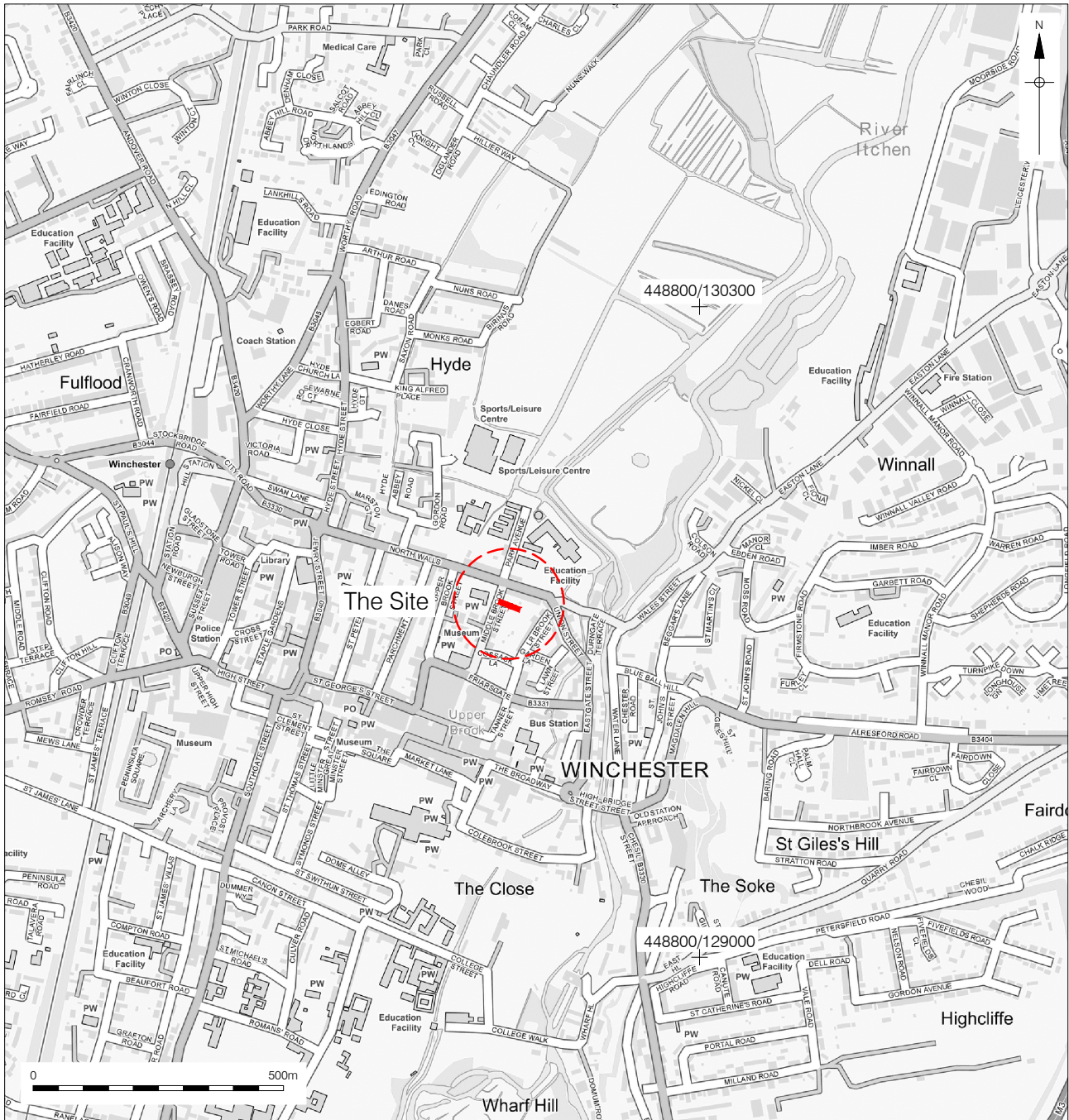
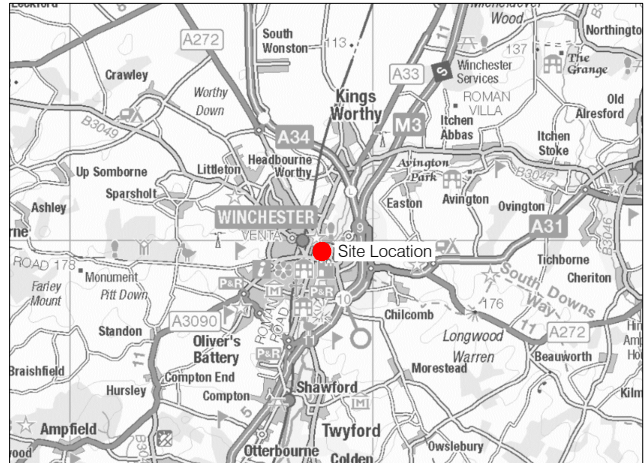
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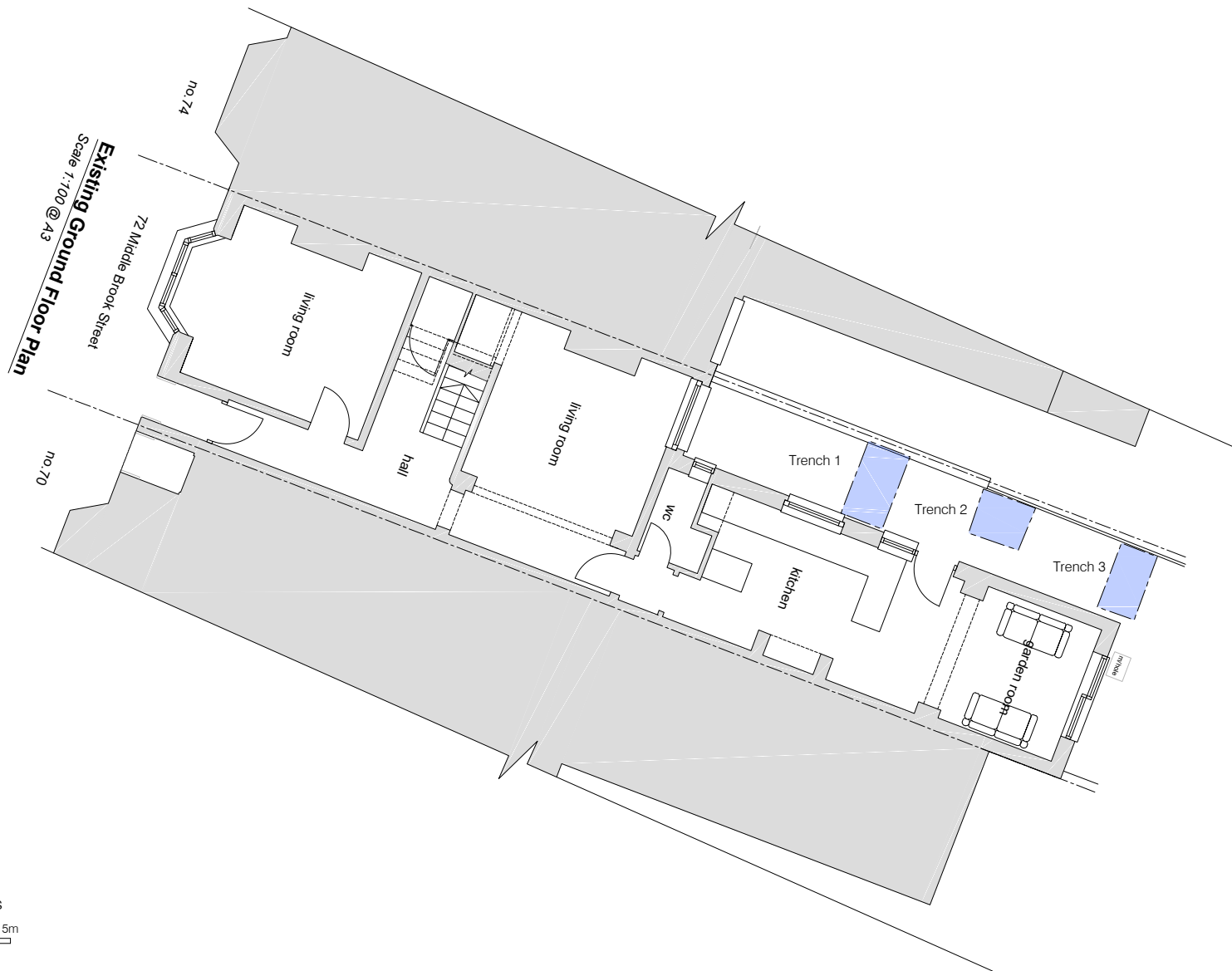
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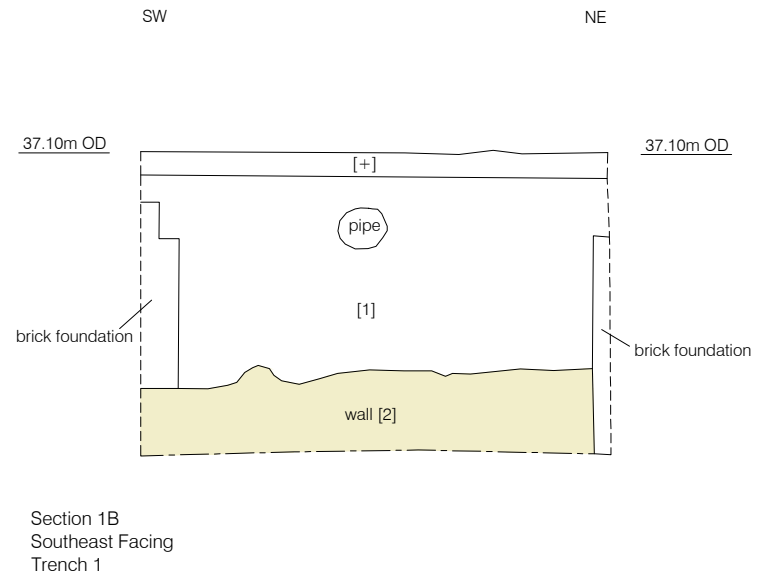
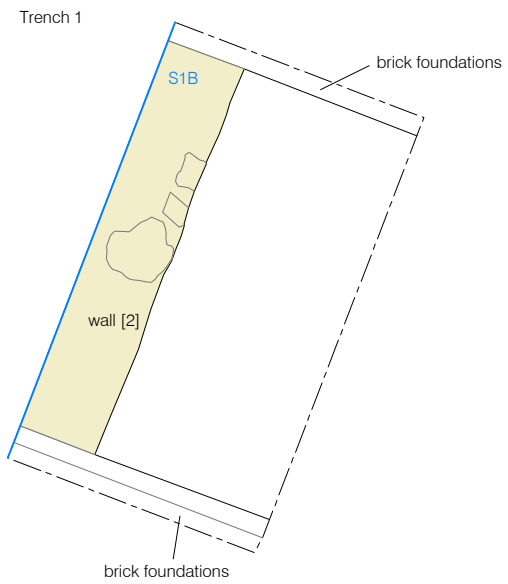
 Watching Brief Trenches

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Watching Brief Trenches





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