

Southampton City Council Archaeology Unit

Written Scheme of Investigation
for an archaeological building record at Avondale House, 33 Carlton Crescent,
Southampton.

1. Summary.

An archaeological building record will be made of certain elements of Avondale House, 33 Carlton Crescent, Southampton, SO15 2EW. The building is Grade II listed, and lies within the Carlton Crescent Conservation Area. The survey will consist primarily of photographs in monochrome and colour transparency with measured sketch plans. On completion of the site work a report will be prepared and sent to the client for submission to Southampton City Council. The records will be deposited with Southampton City Council Collections on completion of the project.

2. Site location.

2.1. No 33 is located to the north of the city centre of Southampton on the western side of Carlton Crescent on the corner of its junction with Carlton Place, at grid ref 442009 112770 (fig 1).

3. Historical Background

3.1 The following is synthesised from an article by A G K Leonard in the *Journal of Southampton Local History Forum*, No.17 Autumn 2010. (<https://southamptonlocalhistorycentre.files.wordpress.com/2014/11/lhf-journal-17-autumn-2010.pdf>), together with other research by Southampton Archaeology.

3.2 Originally named Clarence House the building was constructed in 1833 for James Hawkins Thring, a successful High Street wine merchant with a property portfolio. It remained empty for nearly two years, until it was leased from 1835 by Mrs Eliza Purvis, (daughter of Major-General Sir Alexander Dickson. K.C.B (1777-1840), and widow of Admiral John Child Purvis (1746-1825) a contemporary of Nelson. She subsequently bought it and spent the rest of her life there in some style, for the 1851 census recorded her, then 81, with a living-in staff of seven –butler, footman and five female servants.

3.3 On her death in 1858, the house passed to her daughter Eliza, wife of Captain Richard Beaumont Burnaby (1793-1871) a 2nd Lieutenant at Waterloo who reached the rank of Lieutenant-General in the Royal Artillery. Twenty years later, she bequeathed the property jointly to her three sons – Alexander Dickson Burnaby, Richard Briones Burnaby and Eustace Beaumont Burnaby – and her daughter Eularia Elizabeth Burnaby (1836-1925). The last of the men having died in 1916, the surviving Miss Burnaby sold the house in 1918 to the well-known Southampton public figure and estate agent, William Burrough Hill for £1,050.

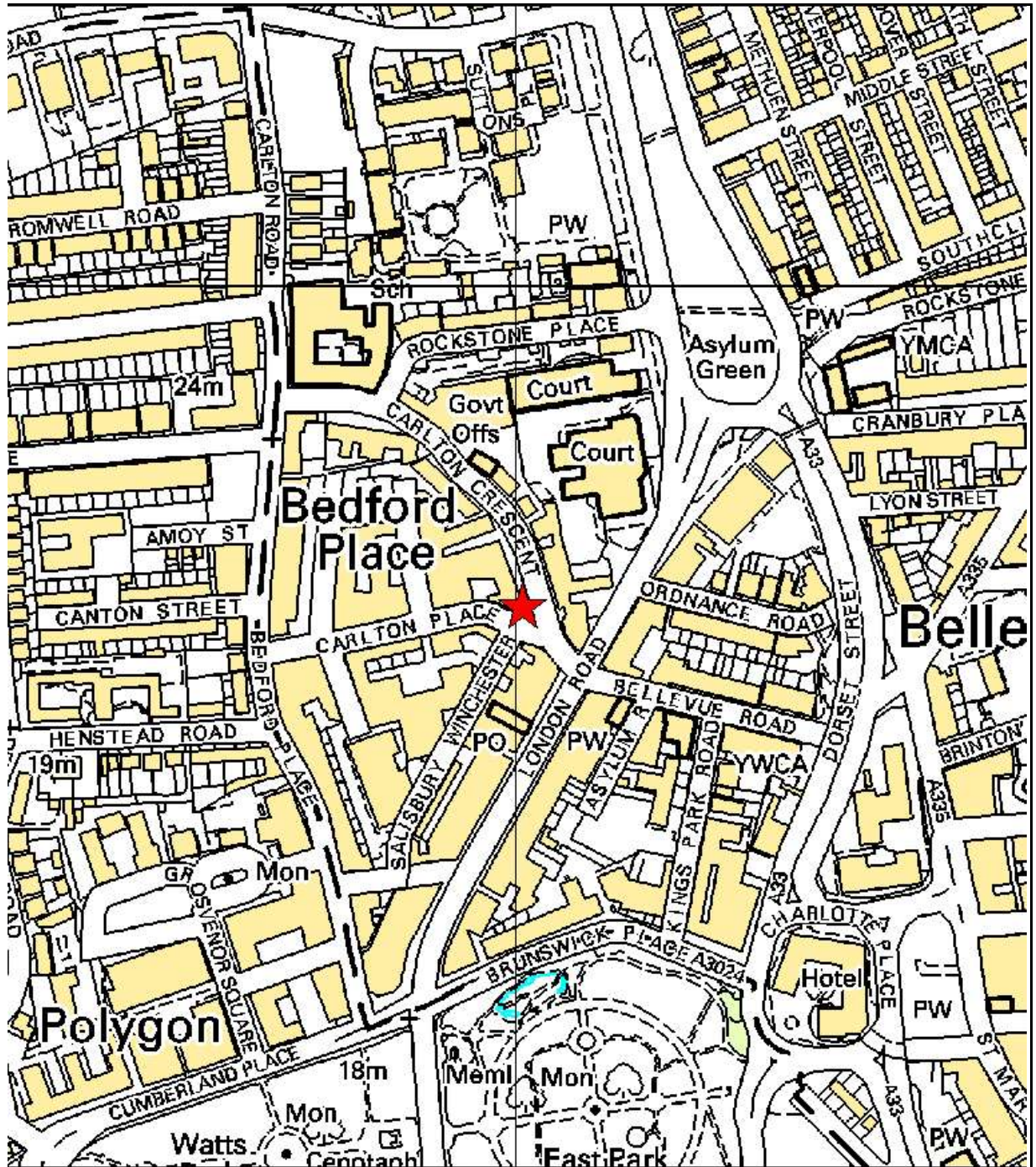


Fig 1. Location of Avondale House, marked by red star at junction of Carlton Crescent and Carlton Place.

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3.4 Burrough Hill briefly used it as auction rooms and stores, before selling it for £3,000 in 1920 to Brown Bros Ltd, a London-based firm of motor car and cycle factors, who used it as offices.

3.5 In 1933 the building was acquired by the Southampton builders Brazier & Son Ltd. Braziers renamed it Avondale House, taking the name of the

Victorian villa in Portswood Road which had been a Brazier family home in 1896. Avondale House was let as offices, eg to Swan National Car Rentals (1956-92) and the Southern Regional Examinations Board (1974-89). Renovated, extended, and internally adapted in the 1990s, the building was sold to new owners and was a bar-restaurant by 2010. The bar closed in 2015.

4. Planning background.

4.1. The building itself is Grade II listed, and lies within the Carlton Crescent Conservation Area. The listing description is as follows:

Circa 1830. Corner building. Three storeys and basement. Stuccoed with rusticated ground floor. Cornice and plain frieze. South elevation has 2 windows and a door but has a projecting later wing which cuts into the portico originally having 4 Doric stone columns, two and a half of which remain. It is approached by a flight of stone steps. East elevation has a large 3 storey segmental bow with frieze and cornice carried round three windows.

4.2 Southampton City Council have given permission to Aircool Property LLP for the redevelopment of the site under planning references 15/02068/LBC and 15/02013/FUL. A number of conditions have been placed on the works including:

03. APPROVAL CONDITION - Archaeological structure-recording, within 2 months [Time limited condition]

Within two months of the date of this planning permission a written scheme of investigation with regard to the archaeological structure-recording associated with the building, to include a programme of photographic recording, shall be submitted to and approved by the Local Planning Authority. Once agreed the development shall be carried out in accordance with the agreed details and the photographic record shall be submitted to the Local Planning Authority.

Reason:

To ensure that the recording of a significant structure is initiated at an appropriate point in the development programme.

4.3 The extent of the structure recording was further defined by the Local Planning Authority on 20/11/15 as a report and photographic record of any structural changes to the original fabric of the building, defined as

- the area of the third floor roof
- the fireplaces at first and second floor that were hidden
- the south wall at first and second floor where removal of render should reveal original window openings

4.3 The HET reference is 7853.

4.4 A watching brief and building recording on the property was carried out in 1998 under site code SOU 917.

5. Purpose/aims of the survey.

5.1 To make a record of the elements of the building defined in Section 4.3 above.

6. Survey methodology.

6.1. The Archaeology Unit will make a photographic survey of the specified elements using monochrome and colour slide film using 35mm cameras. Digital photographs will be taken for inclusion in the report. Where practical, metric scale bars will appear in each photograph. A written record of the subject of each photograph will be maintained, and their positions marked on a plan of the building.

6.2. The Archaeology Unit will inform the SCC Historic Environment Team when the specified fieldwork is to begin, and when it has been completed.

6.3. Project staff will be provided with a copy of the Written Scheme of Investigation.

6.4 A site code will be allocated to the site from the Southampton City Council list and obtained from SCC Historic Environment Team. This will be used on all site records. The site team will have the necessary equipment. The minimum will be stationery, building record forms, cameras, film, photographic scales, tapes, safety equipment, and survey equipment.

6.5. All archaeological personnel will report to the Site Manager (or equivalent) on arrival at the site. All site regulations will be observed. All statutory and site-specific health and safety regulations will be followed.

7. Report preparation and contents.

7.1. Within four weeks of completion of the last element of the recording of the building the Archaeology Unit will prepare an illustrated report. The report will be structured as in Appendix A. The report will include a summary sheet (see Appendix B).

7.2. Research will be carried out at Southampton City Council Archives Section, Local Collections Library and using the HER to gather information on the building and its history. A full map regression will also be undertaken.

7.3. The report will include a brief summary of the historical development of the building.

7.4. A representative sample of the photographs will be included in the report to illustrate key points.

8. Copyright.

8.1 Southampton City Council shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs, and Patents Act 1988 with all rights reserved; excepting that it hereby

provide an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Scheme of Investigation. Southampton City Council is assigned an exclusive copyright license for the use of the material in all planning and development control matters and can place the material on its web site. The entire archive of photographs and records as well as the report may be copied by Southampton City Council for planning purposes.

9. Archive deposition.

9.1. The survey archive, including all photographs and paperwork, will be prepared to a level that satisfies Southampton City Council standards as laid down in "Standards for the Creation, Compilation and Transfer of Archaeological Archives" (Southampton City Council, 2007). As a minimum this will consist of full site records, including drawings and photographs. Photographs will be stored in archival quality wallets.

9.2. The archive will be deposited with the Southampton City Council Archaeology Collections Unit who will make a charge to the developer for curation. The archive will first be copied onto microfiche. The developer will also cover the costs of deposition of the digital archive with the Archaeology Data Service (see Appendix 11 of "Standards for the Creation, Compilation and Transfer of Archaeological Archives").

10. Publication and Copyright matters.

10.1 A copy of the report will be sent in PDF format to the Historic Environment Team (HET) for approval. Once approved one full-colour copy of the report will be sent to the HET (for the HER), one to the Special Collections section of Southampton Public Library and two to the developer. One copy of the report will form part of the site archive. At the same time, the archaeological contractor will supply the Historic Environment Team with one copy of the approved report in Adobe Acrobat format (pdf file), either by e-mail or disc as appropriate.

10.2 The HER Officer will also be supplied with digital copies of the photographs or other archive items used in the report, and of other archive items uncovered during the research. These will be supplied in TIFF format and at least 600 dpi resolution.

10.2. A further short report will be sent for inclusion in the annual summaries compiled by relevant journals if applicable.

11. Staffing.

11.1 The project will be supervised by MF Garner BA MCIfA who has been trained in archaeological building recording by English Heritage. The project will be managed by Dr AD Russel BA PhD MCIfA.

12. Health and safety.

12.1 The health and safety policies of Southampton City Council apply to all its staff wherever they work. The Safety Manager for the Archaeology Unit is Dr AD Russel BA PhD MIFA who can be contacted on 023 8063 4906.

13. Insurances.

13.1 Southampton City Council's insurance, including public liability, and professional indemnity, covers its entire staff wherever they work. The Council is insured through the Zurich. Further details can be provided on request.

14. Monitoring procedures.

14.1 The project will be monitored internally by the Archaeology Unit Manager, Dr AD Russel BA PhD MCIfA, and externally by Southampton City Council Historic Environment Team.

14.2 PLEASE NOTE that planning conditions will not be discharged until all reports (both in PDF and paper format) and GIS files have been received and approved by the HET/HER, and until the archive has been approved by the Curator of Archaeological Collections, Gill Woolrich.

15. Bibliography.

Southampton City Council 2007: *Standards for the Creation, Compilation and Transfer of Archaeological Archives.*

AD Russel BA PhD MIfA
Archaeology Unit Manager
6/1/2016

APPENDIX A REPORT CONTENTS

CONTENTS LIST
PRESENT LANDUSE, GEOLOGY AND TOPOGRAPHY. The geology as recorded by the Geological Survey will be discussed with reference to the actual site geology found during fieldwork.
HISTORICAL BACKGROUND Including a map regression and summary of information in secondary/published sources. As part of the compilation of the Historical Background, data from the Southampton HER that is covered by a valid license, will be used. Any new information not on the already on the Southampton HER will be highlighted as such with the source clearly given.
ARCHAEOLOGICAL BACKGROUND Known archaeological sites or findspots in the vicinity, with location plan. As part of the compilation of the Archaeological Background, data from the Southampton HER that is covered by a valid license will be used. "SOU" site codes, HER event record numbers or HER monument record numbers will be used to identify previous fieldwork, findspots or sites.
REASON FOR PROJECT, PROJECT AIMS
METHODOLOGY Amended from the WSI as appropriate to include trench dimensions and any restrictions on fieldwork.
DETAILED DESCRIPTION OF RESULTS For all areas/trenches with significant archaeology (with interpretation and dating)
CONCLUSION To include all periods present on the site, including those represented only by residual finds in later stratigraphy. The results will be discussed with reference to the documentary evidence, and the significance of the site in its broader archaeological, historical and landscape setting.
BIBLIOGRAPHY
LOCATION PLANS Site and trench location plans based on 1:1250 OS mapping, indicating areas surveyed by different methods.
OTHER PLANS Detailed plans of all areas/trenches with significant archaeology at an appropriate scale.
All plans will be correctly related to the national grid
All drawings will include levels related to ordnance datum
PHOTOGRAPHS To illustrate specific points in the text.
APPENDICES
Appendix 1 CONTEXT LIST with soil descriptions, phases, etc
Appendix 2 FINDS REPORT Table of all artefacts recorded, listed by context and material type, with an assessment (check artefact types and dating included).

APPENDIX B: SUMMARY SHEET CONTENT

The report will include a summary sheet giving the information in the table below.

Site name/address
SOU site code (this should also be included on the front cover)
Contractor site code
HET consultation number
Planning application number (if relevant)
Grid reference of centre of site - 8 figures, including prefix (eg SU).
Fieldwork dates (full start and end dates in form day/month/year)
Type of fieldwork
Name of contracting unit
Report author
Name of client
Non-technical summary to include <u>all</u> periods represented on the site, including those present only as residual finds in later contexts.)