



making sense of heritage

17-19 St. Peter Street, Winchester, Hampshire

Archaeological Watching Brief Report

Winchester Site Code: AY465
Ref: 78340.03
January 2013



**17-19 St. Peter Street
Winchester
Hampshire**

Archaeological Watching Brief Report

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TN development Ltd.**

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January 2013

**78340.03
Winchester site code: AY465**



Quality Assurance

Project Code	78340	Accession Code	AY465	Client Ref.	
Planning Application Ref.	10/02744/FUL	Ordnance Survey (OS) national grid reference (NGR)	448160 129760		

Version	Status*	Prepared by	Checked and Approved By	Approver's Signature	Date
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* I = Internal Draft; E = External Draft; F = Final

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Summary

Wessex Archaeology has been commissioned by TN development Ltd. on behalf of Westrock, to carry out archaeological monitoring and recording during groundworks associated with refurbishment to buildings at Nos. 17-19 St. Peter Street, Winchester (NGR 448160 129760).

Monitoring of two test-pits and the footprint of a new bike shed/ bin store was undertaken in August 2011 and January 2013.

No archaeological deposits or features were located during this watching brief. Indications are that the Site has between 1.0-1.5m of relatively a modern garden soil overlying the earlier deposits. Groundworks associated with the refurbishment of 17-19 St. Peter Street have been of relatively shallow depth and therefore have not impacted on any potential archaeological remains whose presence or absence is still therefore unknown.



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Acknowledgements

This project was commissioned by TN development Ltd. on behalf of Westrock. Wessex Archaeology is grateful for the assistance of Chris Anderson during the course of the project. Wessex Archaeology would also like to thank Tracey Matthews (Winchester City Council Historic Environment Officer) for her help and advice.

The watching brief was undertaken by Oliver Good and Naomi Brennan. This report was written and compiled by Naomi Brennan with specialist advice from Lorraine Mepham (pottery). The project was managed for Wessex Archaeology by Andy Manning.



17-19 St. Peter Street Winchester Hampshire

Archaeological Watching Brief Report

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology has been commissioned by TN development Ltd. on behalf of Westrock, to carry out archaeological monitoring and recording during groundworks associated with refurbishment to Grade II listed buildings at Nos. 17-19 St. Peter Street, Winchester (hereafter 'the Site'), centred on National Grid Reference (NGR) 448160 129760 (**Figure 1**).
- 1.1.2 The Site comprises three terraced 1830s houses, which have sustained damage at the south gable end of the block, due to historic subsidence. Subsequently, in early August 2011, an initial test-pit investigation was undertaken on site, under archaeological supervision (Wessex Archaeology 2011), to determine the extent of a proposed programming of underpinning. The investigation showed that no underpinning was required although the decision was taken to redesign the proposed works.
- 1.1.3 After discussions with the Winchester City Archaeology Officer, an archaeological watching brief during the works is required to satisfy the archaeological planning condition. Although no underpinning works will now be carried out, there is still the need for excavations within the Site which have the potential to disturb shallow archaeological deposits which have been recorded in the general area.
- 1.1.4 The proposed refurbishments included the removal and replacement of replacement
- 1.1.5 Planning permission for the Site was granted by Winchester City Council (Planning Ref:10/02744/FUL) the Local Planning Authority, in May 2011, subject to the following archaeological condition (Condition 7): *No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority. Reason: In accordance with the requirements of policy HE1 of the Winchester District Local Plan Review 2006.*
- 1.1.6 In early August 2011, an initial test-pit investigation was undertaken on site, under archaeological supervision, to determine the extent of a proposed programming of underpinning. The investigation showed that no underpinning was required although the decision was taken to redesign the proposed works. The new proposed works included:
- The construction of a bike/bin store, which is located along the northern boundary, at the rear of the properties.
 - Excavation of new drainage runs
 - Construction of a new concrete floor slab with underlying hardcore foundation in the southern-most property (No. 19 St. Peter Street).



- Resurfacing of the rear car-park area, with a relatively shallow impact of approximately 0.30m in depth.

1.1.7 After discussions with the Winchester City Archaeology Officer, an archaeological watching brief during the works was required to satisfy the archaeological planning condition. Although no underpinning works were proposed, there was still the potential to disturb any shallow archaeological deposits which have been recorded in the general area.

1.2 The Site

1.2.1 The Site is located in the north-western part of Winchester, close to the northern city defences and within the core of the historic settlement.

1.2.2 The properties front onto the eastern side of St. Peter Street. To the rear of the properties is an area of car park bounded to the north by the boundary wall of the adjacent property (No. 16) and to the south by the rear elevations of No. 20, which is joined to No. 19 by a series of single storey outsheds. The buildings are Grade II listed.

1.2.3 A five-storey lift shaft abuts the rear elevation of No. 18 and was added, following Listed Building Consent in 1988 (00759/04/LB). It is constructed of red-brown brick laid in Flemish bond, to match the style of the original building.

1.2.4 The underlying geology of the Site is mapped as the Lewes Nodular Chalk Formation overlain by river terrace deposits (Geological Survey of Great Britain; 1:50,000).

2 ARCHAEOLOGICAL BACKGROUND

2.1.1 An archaeological desk-based assessment carried out by Wessex Archaeology in 2010 (WA 2010) focused on the Site and a Study Area of 100m around it; the results of which are summarised below.

2.1.2 A review of the recorded archaeological resource within the vicinity of the Site established that from the Romano-British period onwards the area of the Site was situated within the northern part of the defended settlement. Within the Roman town a grid pattern of streets was laid out. A precursor to St. Peter Street ran across the eastern side of the Site on a slightly different alignment to the present street. The remainder of the Site was located within an *insula* between the streets which is likely to have contained buildings fronting onto the main street. From the Saxon period onwards the Site would have comprised a single plot or plots with street frontage. Medieval documents indicate that his northern part of the city was in use during the 12th-17th centuries as gardens.

2.1.3 A strong likelihood that archaeological remains relating to the development of the earliest settlement and the later town could be present within the Site was assessed. Such archaeological deposits could reasonably include the remains of the footings of earlier buildings (Roman/Saxon/medieval), the remains of previous street alignments (Roman), and/or the remains of any activities/industries associated with earlier buildings such as pits, wells etc and associated deposits. A consideration of the depth of recorded archaeological deposits from with the vicinity of the Site and the impacts of the construction and historic maintenance of Nos.17-19 St. Peter Street has established that archaeological deposits could survive beneath the Site between a depth of 0.7m and up to 3m below present ground level.

3 METHODOLOGY

3.1 Aims and objectives

- 3.1.1 The objective of the watching brief was to record, as far as reasonably possible, the location, extent, date, nature, character and relationships of any surviving archaeological remains observed during the groundworks.

3.2 Fieldwork methodology

- 3.2.1 The full detailed methodology of the archaeological works was set out in a Written Scheme of Investigation (Wessex Archaeology 2011) which was submitted to, and recommended for approval by the Winchester City Archaeology Officer.
- 3.2.2 All archaeological deposits were recorded using Wessex Archaeology's *pro forma* record sheets with a unique numbering system for individual contexts. Archaeological features and deposits were hand-drawn at either 1:10 or 1:20 as appropriate. Monitored works were referenced to OS mapping.
- 3.2.3 A full photographic record was compiled using digital images. The record illustrates both the detail and the general context of the principal features, finds excavated, and the site as a whole. Digital images have been subject to a managed quality control and curation process which has embedded appropriate metadata within the image and ensures the long term accessibility of the image set.
- 3.2.4 A unique site code **AY465** was allocated to the Site, and was used on all records and finds.

3.3 Best practice

- 3.3.1 The watching brief was carried out in accordance with the relevant guidance given in the *Institute for Archaeologist's Standard and Guidance for Archaeological Watching Briefs* (revised 2008).

4 ARCHAEOLOGICAL RESULTS

- 4.1.1 In August 2011, archaeological monitoring was undertaken during initial site investigation, focused on two machine excavated test-pits (each approximately 1m by 0.60m) to the rear of No. 19 St Peter Street; to check the soil conditions, deposit depths and to investigate the current foundations (**Figure 1**).
- 4.1.2 **Test-pit 1** was excavated to a depth of 1.50m below the current ground surface but was also augured to a total depth of 3.20m. Below the modern tarmac surface (**101** and **102**), post-medieval or medieval buried soil (**103**) was noted with no evidence of any archaeological features. This was dug to a depth of 1.5m below ground level (bgl) but auguring suggests that this or a similar deposit may extend to 2.4m bgl. Below this lay an alluvial deposit (**104**) at 2.4-2.8m bgl and beneath this degraded chalk (**108**). There was evidence of modern underpinning underneath the current building.
- 4.1.3 The profile of **Test-pit 2** was very similar, but did not contain any evidence of previous concrete piling. Instead an area of re-deposited chalk was noted directly under the building (0.30-1.10m bgl) which is likely to have formed the foundation.
- 4.1.4 In January 2013 further monitoring was undertaken during groundworks associated with the construction of a new bike shed and bin store. This involving stripping an area of approximately 10m by 4m directly adjacent to the northern boundary wall (**Figure 1**). The maximum depth of impact was 0.45m below the current ground surface with the central



area only impacted to a depth of 0.25m. Here 0.16m of tarmac and underlying hardcore was removed (**301**) to exposure a modern garden soil (**302**) equivalent to that encountered in test-pit 1 and 2.

- 4.1.5 The opportunity was also taken to examine the northern boundary wall (**304**). This was of flint nodule construction with red brick capping. Although the visible part of the wall used modern cement mortar the lower portion of the wall, just above the stepped chalk rubble foundation used a softer sandy mortar that may indicate a late post-medieval date. Also within wall **304** was noted re-used finely squared blocks of stone which would have probably been derived from a high status medieval or post-medieval building. Medieval structures including St Michael's Chapel are known to have existed on the opposite side of St. Peter Street (formerly *Fleshmonger Street*) with gabled buildings also shown on John Speed 1611 map (WA 2010). Partway along the flint nodule wall (**304**) was abutted by a more modern red brick wall (**304**).
- 4.1.6 In addition, within No. 19, the old floor slab was removed and a replacement floor slab inserted. No additional excavation was needed and no evidence has been seen for any undisturbed deposits of archaeological potential.
- 4.1.7 Although outlined in the WSI as a proposed impact, a redesign meant that there was no need for a new boiler and associated services or the excavation of new soakaways within the courtyard area to the rear of the buildings. Excavation of the new drain runs was undertaken, connecting into the pre-existing soakaways, but at a reduced size (approximately 0.6m in width and a maximum 1.0m in depth). Following a discussion with the Winchester City Archaeology Officer, and given the depth of garden soil seen in the adjacent area, it was confirmed that no monitoring of the drainage run excavation was required.

5 ARTEFACTUAL EVIDENCE

- 5.1.1 Modern plastic and CBM was noted in the garden soil deposit **302** but not retained. In addition there were occasional oyster shell fragments which, given the mixed and recent date of the deposit, were noted but not retained. Two sherds of pottery from the same deposit were collected and assessed. One is undiagnostic but of probable medieval date, the other is a 12-13th century jar rim sherd.
- 5.1.2 No artefactual material was encountered in either of the test-pits.

6 ENVIRONMENTAL EVIDENCE

- 6.1.1 No paleo-environmental samples were taken during this investigation.

7 CONCLUSIONS

- 7.1.1 No significant archaeological deposits or features were located during the watching brief. The results of the test-pitting and subsequent stripping of the Bike and Bin store area revealed deep deposits, between 1.0-1.5m in depth, of a relatively modern garden soil exists across the Site and is likely to overlie earlier deposits. The groundworks associated with the refurbishment of 17-19 St. Peter Street have been of a relatively shallow depth and therefore have not impacted on any potential archaeological remains whose presence or absence is still therefore still unknown.
- 7.1.2 The presence of the deep garden soil is consistent with the Cartographic evidence presented within the Archaeological Appraisal and Impact Assessment (Wessex Archaeology 2010). This shows that the rear of the properties was used for garden plots



from the 17th to the mid 20th century and as such the deposit encountered is likely to have been re-worked up until the modern period when the area was simply compacted and tarmaced over and the intervening boundary divisions removed.

8 STORAGE AND CURATION

- 8.1.1 It is recommended that the project archive resulting from the excavation be deposited with Winchester Museum. The Museum has agreed in principle to accept the project archive on completion of the project, under the accession code **AY465**. Deposition of the finds with the Museum will only be carried out with the full agreement of the landowner.
- 8.1.2 The complete site archive, which will include paper records, photographic records, graphics, artefacts and ecofacts, will be prepared following the standard conditions for the acceptance of excavated archaeological material by Winchester Museum, and in general following nationally recommended guidelines (Walker 1990; SMA 1995; Richards and Robinson 2000; Brown 2007).
- 8.1.3 An OASIS online record <http://ads.ahds.ac.uk/projects/oasis/> will be initiated and key fields completed on Details, Location and Creators Forms. All appropriate parts of the OASIS online form will be completed for submission to the AHBR. This will include an uploaded .pdf version of the entire report (a paper copy will also be included with the archive).

8.2 Copyright

- 8.2.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferrable by Wessex Archaeology. You are reminded that you remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

8.3 Security Copy

- 8.3.1 Text In line with current best practice, on completion of the project a security copy of the paper records will be prepared, in the form of microfilm. The master jackets and one diazo copy of the microfilm will be submitted to the National Archaeological Record (English Heritage), a second diazo copy will be deposited with the paper records, and a third diazo copy will be retained by Wessex Archaeology. Alternatively, the security copy may be in the form of a pdf file.



9 REFERENCES

9.1 Bibliography

British Geological Survey data available at:

<http://www.bgs.ac.uk/data/services/digmap50wms.html>

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Wessex Archaeology, 2010, 17-19 St. Peter Street, Winchester, Hampshire: *Archaeological Appraisal and Impact Assessment*, unpublished DBA, reference 75270.02

Wessex Archaeology, 2011, 17-19 St. Peter Street, Winchester, Hampshire: *Written Scheme of Investigation – Project Design for Archaeological Monitoring and Recording* (revised November 2011), unpublished WSI, reference 78340.01



APPENDIX 1: STATIGRAPHIC SUMMARIES

TESTPIT 1			
Dimensions: 2.00x0.60m		Max. depth: 1.50m augured 3.20m	
Context	Description		Depth (m)
101	<i>Tarmac</i>	Modern tarmac. Same as 201 and 301.	0.00-0.05 bgl
102	<i>Hardcore</i>	Underlying hardcore/ chippings. Same 202 and 301.	0.05-0.16 bgl
103	<i>Buried soil</i>	Dark brown-grey silty clay. Sparse chalk fragments. Occasional CBM and charcoal flecks. Fairly loose and friable. Fairly homogeneous. Bioturbated.	0.20-1.50 bgl augured to 2.4 bgl
104	<i>Layer</i>	Alluvium. Mid orange-brown silty clay. Moderate chalk flecks.	augured to 2.8 bgl
105	Cut	Cut for underpinning foundation. Filled with 106 and 107.	-
106	<i>Structure</i>	Underpinning foundation. Brick capped concrete.	0.60+ bgl
107	<i>Deposit</i>	Deliberate backfill. Dark brown-grey silty clay.	0.16-0.60 bgl
108	<i>Natural</i>	Degraded/ weathered chalk.	augured to 3.2 bgl

TESTPIT 2			
Dimensions: 1.40x0.50m		Max. depth: 1.10m augured 2.60m	
Context	Description		Depth (m)
201	<i>Tarmac</i>	Modern tarmac. Same as 101 and 301.	0.00-0.05 bgl
202	<i>Hardcore</i>	Underlying hardcore/ chippings. Same as 102 and 301.	0.05-0.20 bgl
203	<i>Buried soil</i>	Dark brown-grey silty clay. Sparse chalk fragments. Sparse CBM, oyster shell and charcoal flecks. Fairly loose and friable. Fairly homogeneous. Bioturbated.	0.20-1.10 bgl
204	<i>Layer</i>	Alluvium. Mid orange-brown silty clay. 2% flint, sub-angular, <1-4cm.	augured to 2.4 bgl
205	<i>Natural</i>	Degraded/ weathered chalk.	augured to 2.6 bgl
206	<i>Layer</i>	Area of re-deposited chalk, likely foundation.	0.30-1.10 bgl

BIKE SHED/ BIN STORE			
Dimensions: 10.00x4.20m		Max. depth: 0.45m	
Context	Description		Depth (m)
301	<i>Tarmac</i>	Modern tarmac and underlying hardcore/ chippings.	0.00-0.16 bgl
302	<i>Buried soil</i>	Dark grey silt loam. 1% flint, sub-angular, <1-8cm. Sparse chalk fragments. Sparse CBM and oyster shell. Fairly loose and friable. Fairly homogeneous. Bioturbated.	0.16-0.45+ bgl
303	<i>Wall</i>	North boundary. Modern red brick wall. Mid yellow cement mortar. Concrete foundation.	-
304	<i>Wall</i>	North boundary. Flint nodules with red brick capping. Included re-used stone blocks. Lower part of wall pale pink-grey sandy mortar with charcoal flecks. Stepped chalk foundation.	-



APPENDIX 2: OASIS SUMMARY

OASIS ID: wessexar1-142621

Project details

Project name	17-19 St. Peter Street, Winchester
Short description of the project	Wessex Archaeology has been commissioned by TN development Ltd. on behalf of Westrock, to carry out archaeological monitoring and recording during groundworks associated with refurbishment to buildings at Nos. 17-19 St. Peter Street, Winchester (NGR 448160 129760). Monitoring of two test-pits and the footprint of a new bike shed/ bin store was undertaken in August 2011 and January 2013. No archaeological deposits or features were located during this watching brief. Indications are that the Site has between 1.0-1.5m of relatively a modern garden soil overlying the earlier deposits. Groundworks associated with the refurbishment of 17-19 St. Peter Street have been of relatively shallow depth and therefore have not impacted on any potential archaeological remains whose presence or absence is still therefore unknown.
Project dates	Start: 01-08-2011 End: 18-01-2012
Previous/future work	No / No
Any associated project reference codes	78340 - Contracting Unit No.
Any associated project reference codes	AY465 - Museum accession ID
Type of project	Recording project
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	POTTERY Medieval
Investigation type	"Watching Brief"
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	HAMPSHIRE WINCHESTER WINCHESTER 17-19 St Peters Street
Postcode	SO23 8AX
Study area	0.20 Hectares
Site coordinates	SU 481 297 51 -1 51 03 50 N 001 18 48 W Point
Height OD / Depth	Min: 48.00m Max: 50.00m



Project creators

Name of Organisation	Wessex Archaeology
Project brief originator	City/Nat. Park/District/Borough archaeologist
Project design originator	Wessex Archaeology
Project director/manager	Andrew Manning
Project supervisor	Naomi Brennan
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Westrop

Project archives

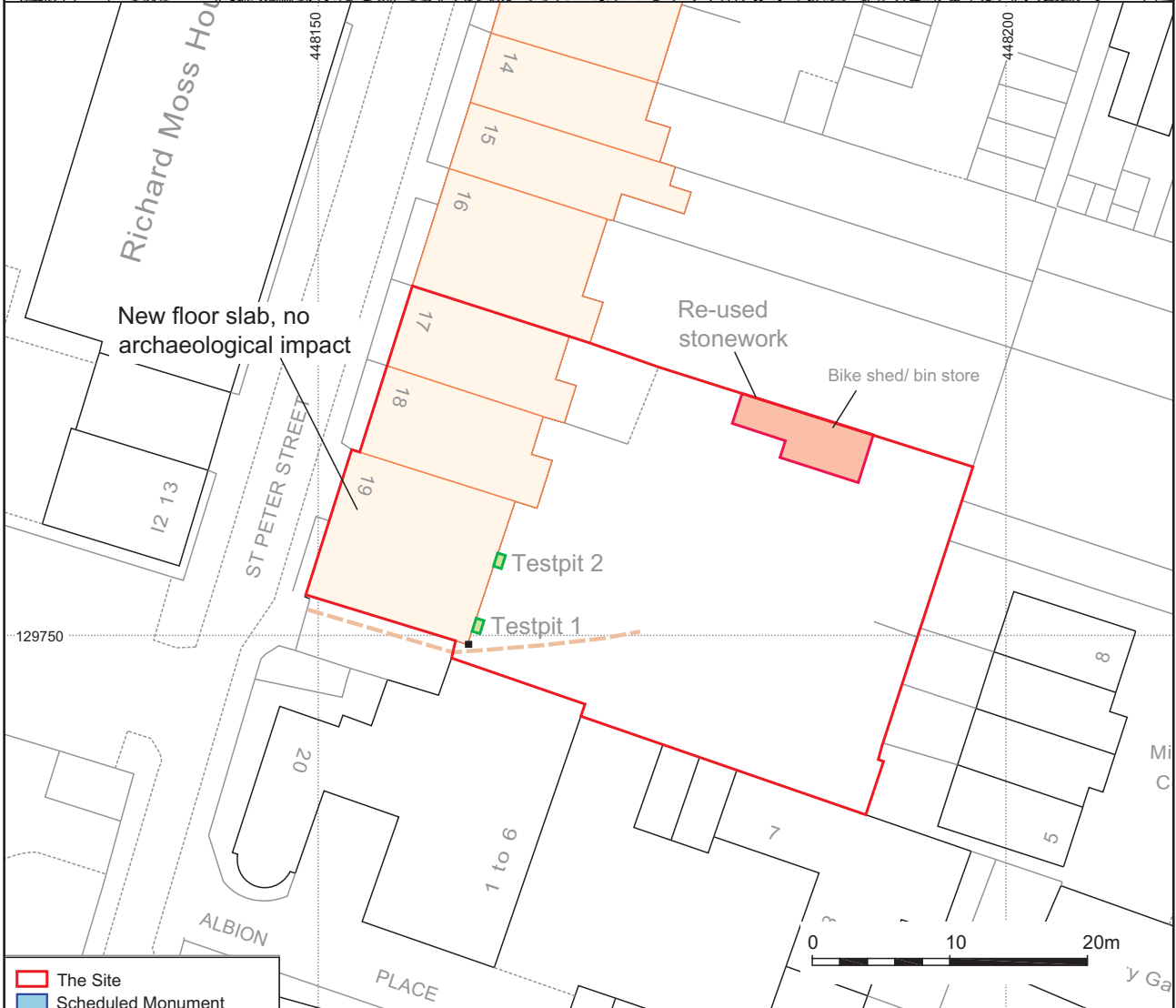
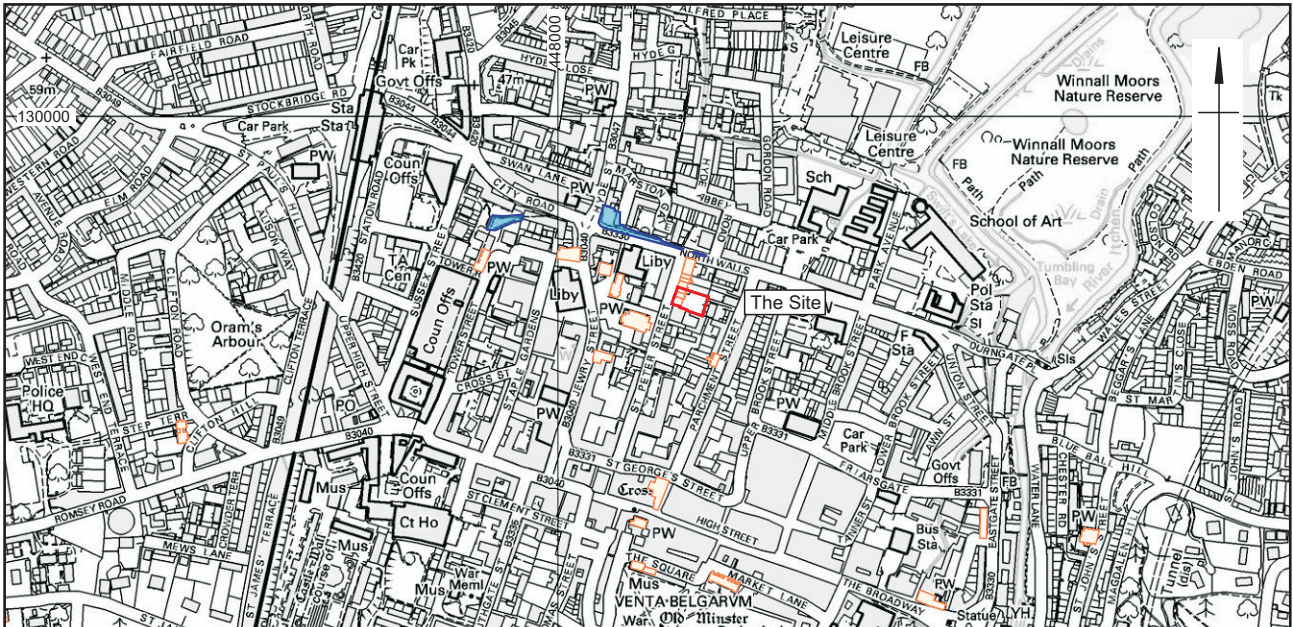
Physical Archive recipient	Winchester Museum Service
Physical Archive ID	AY465
Physical Contents	"Ceramics"
Digital Archive recipient	Winchester City Museum
Digital Archive ID	AY465
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Winchester Museums Service
Paper Archive ID	AY465
Paper Contents	"none"
Paper Media available	"Context sheet", "Notebook - Excavation", "Research", "General Notes", "Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	17-18 St Peters Street, Winchester, Hampshire
Author(s)/Editor(s)	Brannan, N
Other bibliographic details	78340
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Entered by	Andrew Manning (a.manning@wessexarch.co.uk)
Entered on	1 February 2013



- The Site
- Scheduled Monument
- Listed building
- Approximate watching brief area
- Previous test-pit
- 1994 Foundation trial pit
- Existing drain

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Location of Site and monitored works

Figure 1




Plate 1: North facing section of Test-pit 1



Plate 2: North facing section of Test-pit 2



Plate 3: South facing elevation of 304 showing re-used stonework

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