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New Park Manor Hotel Lyndhurst Road, Brockenhurst, Hampshire

Archaeological Watching Brief Report



New Forest National Park Authority Planning Ref. 14/00555 and 15/00638
Ref: 112480.01
May 2016



**New Park Manor Hotel
Lyndhurst Road, Brockenhurst, Hampshire**

Archaeological Watching Brief Report

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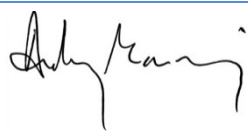
May 2016

**WA Ref. 112480.01
New Forest National Park Authority Planning Ref. 14/00555 and 15/00638**



Quality Assurance

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New Park Manor Hotel Lyndhurst Road, Brockenhurst, Hampshire

Archaeological Watching Brief Report

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New Park Manor Hotel Lyndhurst Road, Brockenhurst, Hampshire

Archaeological Watching Brief Report

Summary

Wessex Archaeology was commissioned by NBC Contracting Limited to undertake an archaeological watching brief at New Park Manor Hotel, Lyndhurst Road, Brockenhurst, Hampshire.

The archaeological watching brief was required as a condition of planning approval for the extension of the existing hotel facilities within the Site, which includes the provision of: 10 new family suites including a mix of two and three bedroomed units and play barn; four additional rooms; new conservatory; and kitchen extension.

This report presents the results of the Phase 1 archaeological watching brief that monitored the groundworks associated with the first two areas to be developed: the restaurant and Spa link extensions. At this stage it has not been confirmed if the remainder of the Phase 2 development will take place.

The watching brief within the Phase 1 areas, did not identify any significant archaeological features, deposits or finds. Evidence of a solid layer of mortar with brick fragments of uncertain date was uncovered within the small hand-excavated pylon pits excavated within the spa link extension area.

The results largely confirmed that the original land surface around the current building has been extensively reduced and disturbed within the relatively recent past. This activity is likely to have taken place during the construction of modern extensions to the west of the manor house.

The Phase 1 watching brief was carried out during between 4th and 18th of March 2016 and is reported within this document. Subsequent Phase 2 development and the associated archaeological watching brief will be reported on separately.



New Park Manor Hotel Lyndhurst Road, Brockenhurst, Hampshire

Archaeological Watching Brief Report

Acknowledgements

Wessex Archaeology was commissioned by NBC Contracting Limited and the assistance and co-operation of Jon Elgie, Rob O'Connor and Peter Parnell is gratefully acknowledged. The project was monitored by Frank Green, Principal Archaeologist at the New Forest National Park Authority (NFNPA)

The watching brief was carried out by Lee Newton and Piotr Orczewski. Piotr Orczewski also compiled this report and the illustrations were prepared by Nancy Dixon and Karen Nichols. The project was managed on behalf of Wessex Archaeology by Andrew Manning.



New Park Manor Hotel Lyndhurst Road, Brockenhurst, Hampshire

Archaeological Watching Brief Report

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by NBC Contracting Limited ('the Client') to produce a Written Scheme of Investigation (WSI) for a proposed archaeological watching brief at New Park Manor Hotel, Lyndhurst Road, Brockenhurst, Hampshire, centred on National Grid Reference (NGR) 429540, 104440 (hereafter 'the Site', **Figure 1**).

1.1.2 In August 2014, a planning application was submitted to the New Forest National Park Authority (Ref: 14/00555) for the extension of the existing hotel facilities with the addition of 10 new family suites, play barn; four additional rooms; a new conservatory and kitchen extension. The application submission contained a detailed Historic Building Statement (Cotswold Archaeology 2014).

1.1.3 The application was approved in January 2015. The planning approval was conditional on the implementation of a programme of archaeological work, in accordance with Conditions 12, 13 and 14 of the consent, which are reproduced below:

Condition 12

No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for the publication and dissemination of the analysis and records for the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking



place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Condition 13

No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 12.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

Condition 14

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 12 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 1.1.4 Following the grant of the aforementioned planning permission, a subsequent planning application (Ref. 15/00638) was submitted on 12th August 2015, seeking the amendment of relevant pre-commencement conditions (specifically, Conditions 2, 3, 4, 5, 6, 14, 16 and 17) attached to the original consent, to allow for delivery of the proposal in two phases.
- 1.1.5 The first phase (Phase 1) was to include works as extensions to the main hotel building, comprising the kitchen extension, spa link and conservatory (as an extension to the existing Vinery Restaurant).
- 1.1.6 The second phase (Phase 2) that is not yet confirmed will incorporate the new build components of the development within the grounds, including the 10 new family suites and play barn.
- 1.1.7 The application for the variation of conditions was approved on 10th November 2015, with the following amendment to Condition 14:

Condition 14

Phase 2 shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Statement of Investigation approved under Condition 12 (of permission 14/00555 approved on 8 January 2015) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The development is located in an area of archaeological significance where the recording of archaeological remains should be carried out prior to the development taking place in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



- 1.1.8 Following consultation with the New Forest National Park Authority (NFNPA) Archaeologist, it has been recommended that mitigation should be undertaken in the form of an archaeological watching brief to monitor groundworks during the course of the development. This recommendation is based on the known history of the Site and a review of the proposed nature of the groundworks and the impact these could have on the potential archaeological resource.
- 1.1.9 Written Scheme of Investigation (WSI) for the required watching brief was produced (Wessex Archaeology 2015) and subsequently approved by The New Forest National Park Authority (NFNPA) Archaeologist (Frank Green) and submitted to the Local Planning Application.
- 1.1.10 The Phase 1 Watching Brief was carried out during ground works between 4th and 18th of March 2016.

1.2 The Site

- 1.2.1 The Site, which contains the New Park Manor Hotel complex, is located to the west of the A337, approximately equidistant between Lyndhurst and Brockenhurst in the New Forest.
- 1.2.2 The hotel complex is focussed on New Park Manor, which is a Grade II Listed Building (National List Entry no. 1351021). The formal listing description describes New Park Manor as a small brick-built country house of 17th-century origin with 18th, 19th and 20th-century additions and alterations. The main building was restored and converted for use as a hotel in 1968.
- 1.2.3 In addition to New Park Manor, the hotel complex contains a number of other buildings including Little New Park Farm, Farm Cottages, Torwood Cottages, Penny Farthing Mill and a campsite amenities building. The hotel complex has been extended and altered on a number of occasions since the 1980's.
- 1.2.4 The Site occupies a relatively flat area of ground, which lies at an elevation of approximately 17 m above Ordnance Datum (aOD).
- 1.2.5 The bedrock geology underlying the Site is mapped as Sand, Silt and Clay of the Chama Sand Formation, overlain by River Terrace Deposits (undifferentiated) - Sand and Gravel (British Geological Survey, Geology of Britain Viewer; Accessed on 18/02/2016).

2 ARCHAEOLOGICAL BACKGROUND

- 2.1.1 A detailed Historic Building Report was prepared by Cotswold Archaeology (2014) with regard to the New Park Manor hotel complex, which has clearly had a complex history. The appraisal concluded that the main building now occupied by the hotel, which is thought to date from the early 17th century, incorporates significant surviving elements that appear to date to before 1630. It was also speculated that the extant buildings may have replaced an earlier medieval manor. The buildings underwent a series of major alterations during the 18th, 19th and 20th centuries.
- 2.1.2 The principal archaeological interest in the Site was therefore considered to derive from the potential for the presence of buried archaeological remains relating to the development of the post-medieval New Park Manor and any traces of earlier, possibly medieval, activity or occupation which pre-dates the existing buildings.
- 2.1.3 There were few indications that any archaeological remains pre-dating the medieval period were likely to be encountered within the Site.



3 METHODOLOGY

3.1 Aims and objectives

3.1.1 With due regard to the *CIfA Standard and guidance for an archaeological watching brief* (CIfA 2014a), the principle aim of an archaeological watching brief is to record the archaeological resource during development within a specified area using appropriate methods and practices, and in compliance with the *Code of conduct* and other relevant by-laws of CIfA.

3.1.2 In furtherance of the project aim, the following objectives were defined:

- *to allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works; including*
 - *to ensure their preservation by record to the highest possible standard;*
 - *to confirm the approximate date or date range of the remains, by means of artefactual or other evidence;*
 - *to determine or confirm the approximate extent of any remains;*
 - *to determine the condition and state of preservation of the remains; and*
 - *to determine the degree of complexity of the horizontal and/or vertical stratigraphy present*
 - *to place any remains within their historical context*
- *to provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard; and*
- *to prepare a report on the results of the watching brief.*

3.1.3 The specific objectives of the archaeological works were:

- *to ascertain whether any evidence for medieval activity survived on the site;*
- *to establish whether any evidence related to the development of the post-medieval New Park Manor survived on the site.*

3.2 Health and safety

3.2.1 Health and safety considerations were of paramount importance in conducting all fieldwork. Safe working practices override archaeological considerations at all times.

3.2.2 All work was carried out in accordance with the *Health and Safety at Work etc. Act 1974* and the *Management of Health and Safety Regulations 1992*, and all other relevant Health and Safety legislation, regulations and codes of practice in force at the time.

3.3 Best practice

3.3.1 The fieldwork was carried out in accordance with the relevant guidance given in the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for an archaeological watching brief* (CIfA 2014a), excepting where they are superseded by statements made below.



3.4 Fieldwork methodology

3.4.1 The Written Scheme of Investigation (WSI) (WA 2015) laid down full details of the way in which the watching brief would be carried out. In summary, where possible the areas of groundworks were monitored, with archaeological deposits or features characterised, their condition established, dated and recorded using Wessex Archaeology's standard *pro forma* recording system.

3.5 Recording

3.5.1 All exposed deposits were recorded using Wessex Archaeology's *pro forma* recording system.

3.5.2 A full photographic record was made using digital photography. The photographic record illustrated both the detail and the general context of uncovered deposits as well as 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.

3.5.3 A unique WA project code **112480** was allocated for the works and used on all records.

4 ARCHAEOLOGICAL RESULTS

4.1 Introduction

4.1.1 The Phase 1 archaeological watching brief comprised monitoring during initial stripping and excavation of foundation trenches for the restaurant extension and hand-excavation of three pylon pits at the front of the building for the Spa link (**Figures 1 and 2**).

4.2 Restaurant extension area

4.2.1 The initial extension area was stripped to the construction level, at which point a foundation trench (**TR 1, Plates 1 to 5**) was machine excavated up to a depth of 1.10 m and was on average 0.50 m wide. Since the works were undertaken during poor weather conditions, the trench tended to fill with water and according was sheeted for safety purposes.

4.2.2 The natural yellowish brickearth (**104**) was recorded beneath a deposit of made-ground, which varied in depth. Nearer the building the brickearth (**104**) was encountered at a depth of approximately 1.10 m, sealed by a made-ground deposit (**103**), 0.75 m in thickness, which was capped by a dark brown redeposited subsoil (**102**) (0.15 m thick) and 0.20 m of topsoil (**101**).

4.2.3 Further to the south within the retention wall trench (**TR 2, Plate 4 and 5**), the brickearth (**204**) was recorded in the at depth of 0.45 m, sealed below made-ground deposits of gravel (**202**) (0.20 m thick) and crushed brick (**203**) (0.05 m thick), sealed beneath 0.20 m of topsoil (**201**).

4.3 Spa link extension

4.3.1 Three pylon pits (**TR 3, 4, 5, Plates 6, 7 and 8**) measuring approximately 1.0 by 1.0 m were hand-excavated through 0.40 – 0.60 m of mixed and heavily disturbed garden soil (**301/302, 401 and 501**) containing fragments of modern Ceramic Building Material (CBM)), down to a solid layer of yellowish mortar containing brick fragments (**303, 402 and 502**). Once this layer was encountered, excavation stopped as it provided solid base for the pylons.



- 4.3.2 The full extent and dating of this mortar layer was impossible to determine due to the limited size of the excavated pits, however material uncovered directly on top of the mortar would suggest a likely post-medieval or modern date.

5 ARTEFACTUAL EVIDENCE

- 5.1.1 No artefacts were retained during the course of the watching brief.

6 ENVIRONMENTAL EVIDENCE

- 6.1.1 No material suitable for environmental analysis was present within the Site.

7 CONCLUSIONS

- 7.1.1 The watching brief did not identify any significant archaeological features, deposits or finds during the course of the works. Within the restaurant extension and closest to the current building, the natural brickearth was heavily disturbed to a depth of approximately 1.10 m, although present at a shallower depth of 0.45 m below the current ground surface further to the south.

- 7.1.2 In both cases, the natural brickearth was sealed directly by made-ground deposits, with no evidence for any *in-situ* buried subsoil or other archaeological deposits.

- 7.1.3 Although very little datable material was recovered, part of the made-ground deposit immediately above the brickearth within the retention wall trench and within the hand-excavated pylon pits within the Spa link extension area comprised crushed brick and mortar rubble which although could not be dated precisely, is likely to relate to one or more of the major alterations known to have taken place during the 18th, 19th and 20th centuries.

- 7.1.4 The results largely confirmed that the original land surface has been extensively reduced and disturbed at some time in the past. This activity is likely to have taken place during the construction of modern extensions to the west of the manor house and to have largely removed any earlier traces of activity within the investigated areas in the Phase 1 area.

8 STORAGE AND CURATION

8.1 Museum

- 8.1.1 It is recommended that the project archive resulting from the excavation be deposited with the Hampshire Cultural Trust. The Curator of Archaeology will be contacted in advance of the fieldwork for an accession number/Site code and to obtain information regarding the appropriate archive preparation standards.

8.2 Archive

- 8.2.1 The complete Site archive, which includes paper records, photographic records and digital data, was prepared following the standard conditions for the acceptance of excavated archaeological material by the appropriate Museum, and in general following nationally recommended guidelines (SMA 1995; Brown 2011; ADS 2013; ClfA 2014c).

8.3 Storage

- 8.3.1 It is proposed in principle that, subject to the wishes of the landowner, the entire archive will be donated to and deposited with the Hampshire Cultural Trust. Provision has been made for the cost of long term storage in the post-fieldwork costs.



8.3.2 Until final deposition with the museum the archive will be stored at the offices of Wessex Archaeology Southern Region in Salisbury.

8.4 Discard policy

8.4.1 Wessex Archaeology will follow standards laid down in "Standards for the Creation, Compilation and Transfer of Archaeological Archives" (Southampton City Council, 2007) which allows for the discard of selected artefact and ecofact categories which are not considered to warrant any future analysis. Any discard of artefacts will be fully documented in the project archive.

8.4.2 The discard of environmental remains and samples follows nationally recommended guidelines (SMA 1993; 1995).

8.5 Security copy

8.5.1 In line with current best practice (e.g. Brown 2011); on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

9 REFERENCES

9.1 Bibliography

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APPENDIX 1: OASIS SUMMARY

OASIS ID: wessexar1-252835

Project details

Project name	New Park Manor Hotel (Phase 1)
Short description of the project	Wessex Archaeology was commissioned by NBC Contracting Limited to undertake an archaeological watching brief at New Park Manor Hotel, Lyndhurst Road, Brockenhurst, Hampshire. The watching brief within the Phase 1 areas, did not identify any significant archaeological features, deposits or finds. Evidence of a solid layer of mortar with brick fragments of uncertain date was uncovered within the small hand-excavated pylon pits excavated within the spa link extension area. The results largely confirmed that the original land surface around the current building has been extensively reduced and disturbed within the relatively recent past. This activity is likely to have taken place during the construction of modern extensions to the west of the manor house. The Phase 1 watching brief was carried out during between 4th and 18th of March 2016 and is reported within this document. Subsequent Phase 2 development and the associated archaeological watching brief will be reported on separately.
Project dates	Start: 04-03-2016 End: 18-03-2016
Previous/future work	No / Yes
Any associated project reference codes	112480 - Contracting Unit No.
Type of project	Recording project
Site status	Listed Building
Current Land use	Community Service 2 - Leisure and recreational buildings
Monument type	LAYER Post Medieval
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	HAMPSHIRE NEW FOREST BROCKENHURST New Park Manor Hotel
Postcode	SO42 7QH
Study area	0.5 Hectares
Site coordinates	SU 29579 04442 50.83818953309 -1.579882560596 50 50 17 N 001 34 47 W Point
Height OD / Depth	Min: 16m Max: 17m

Project creators

Name of Organisation	Wessex Archaeology
Project brief originator	New Forest National Park Authority
Project design originator	Wessex Archaeology
Project director/manager	A Manning



Project supervisor	Piotr Orczewski
Type of sponsor/funding body	Developer
Name of sponsor/funding body	NBC Contracting Limited

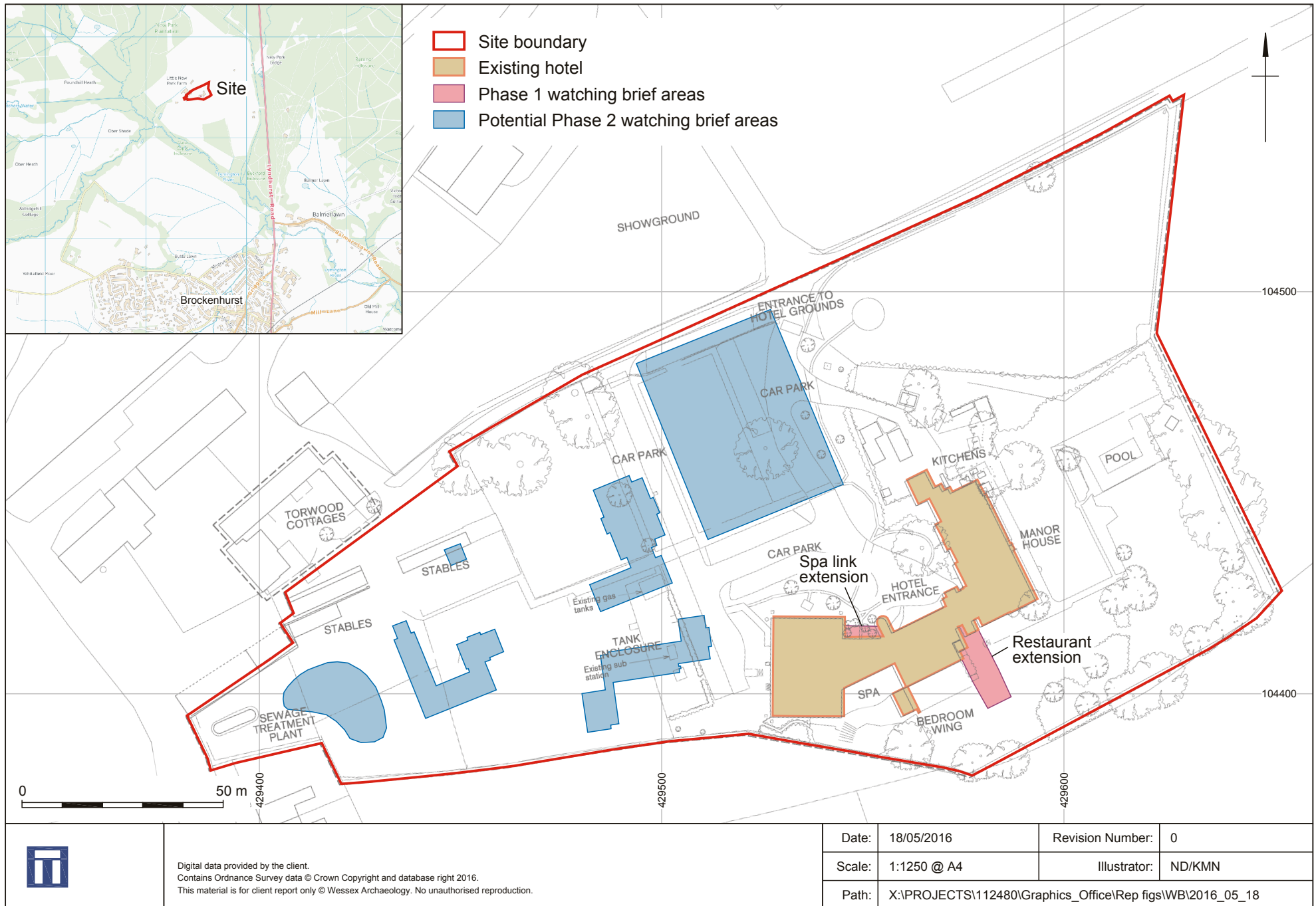
Project archives

Physical Archive Exists?	No
Physical Archive recipient	Hampshire Cultural Trust
Digital Archive recipient	Hampshire Cultural Trust
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	Hampshire Cultural Trust
Paper Contents	"none"
Paper Media available	"Context sheet","Notebook - Excavation',' Research',' General Notes","Photograph","Report"

Project bibliography 1

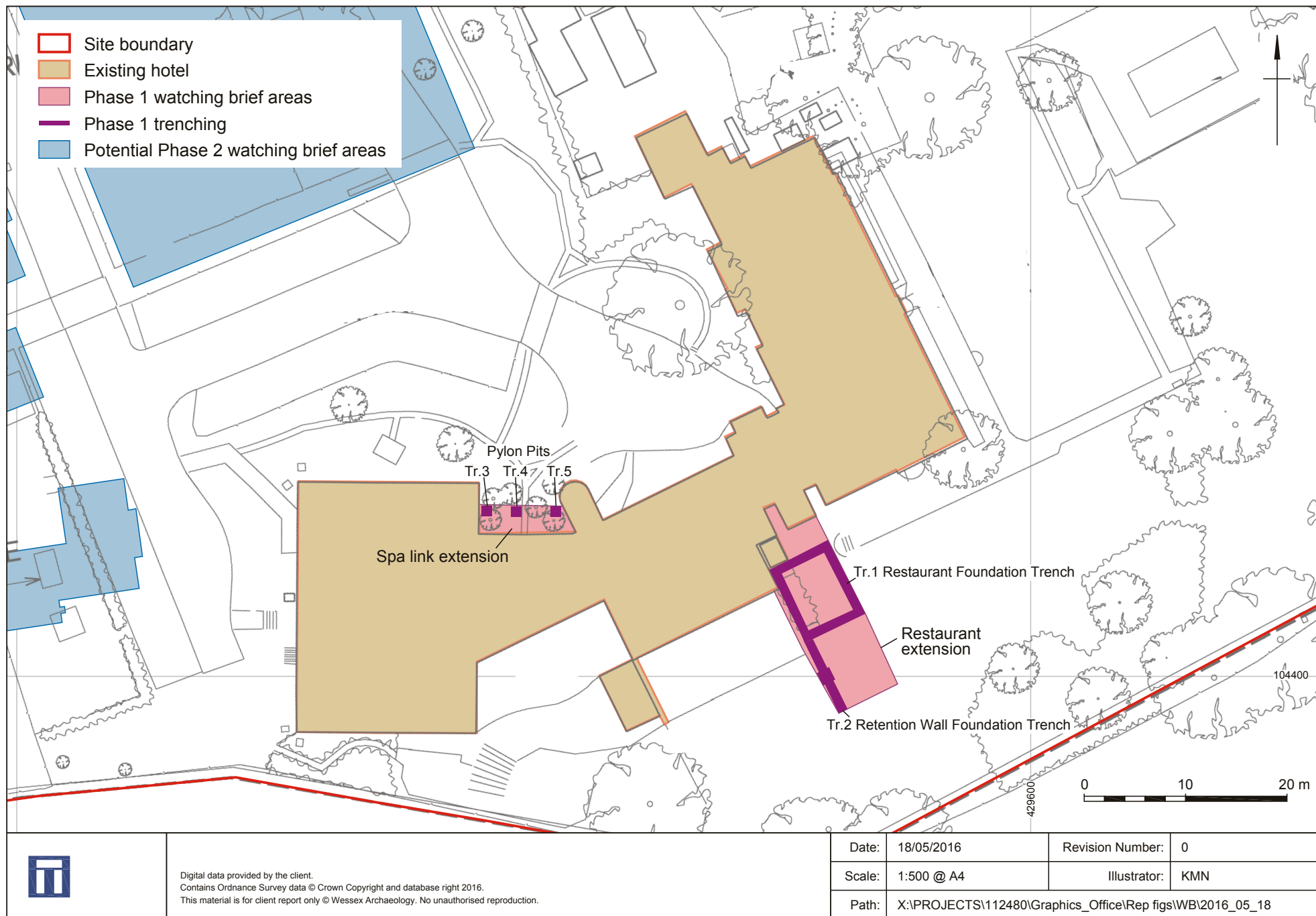
Publication type	Grey literature (unpublished document/manuscript)
Title	New Park Manor Hotel, Lyndhurst Road, Brockenhurst, Hampshire
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Entered by	Andrew Manning (a.manning@wessexarch.co.uk)
Entered on	24 May 2016



Site location, proposed development and watching brief area

Figure 1



Detail of Phase 1 watching brief area

Figure 2



Plate 1: Restaurant extension strip area, view from south-west



Plate 2: Restaurant extension strip area with section, view from south-west


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Plate 3: Restaurant foundation trench (TR 1), view from south-west



Plate 4: South-west facing representative section of the retention wall trench


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Plate 5: Retention wall trench with section (TR 2), view from south-west



Plate 6: The area in front of the building of the new spa link



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Plate 7: North facing section of TR 3 pylon pit



Plate 8: North facing section of TR 4 pylon pit

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