



Land to the rear of Ladycroft,
Portnall's Lane, Zeals, Warminster

Archaeological Watching Brief Report





**Land to the rear of Ladycroft, Portnell's Lane,
Zeals, Warminster, Wiltshire**

Archaeological Watching Brief Report

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QUALITY ASSURANCE

SITE CODE	76700	ACCESSION CODE		CLIENT CODE	
PLANNING APPLICATION REF.	S/2010/1453/FULL	NGR		378065, 131673	

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* I= INTERNAL DRAFT E= EXTERNAL DRAFT F= FINAL

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Figure 1: Site location plan

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Front cover: Modern bottle dump, viewed from the north

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Archaeological Watching Brief Report

Summary

Wessex Archaeology was commissioned by Mr & Mrs R.C & C.M Potter to carry out an Archaeological Watching Brief during the initial site stripping and ground works for the construction of new dwelling on land to the rear of Ladycroft, Zeals, Warminster, Wiltshire (NGR 378065, 131673).

The site strip was monitored and the natural geology exposed. A number of modern features, comprising drainage pipes, soak-aways and a bottle dump were observed. These features post-dated 1874 and related to the Rectory of St Martins Church built in 1848. No archaeological features of any significance were identified.

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Archaeological Watching Brief Report

Acknowledgements

Wessex Archaeology would like to thank Mr & Mrs R.C & C.M Potter for commissioning the work and their help and assistance during the course of the project. Wessex Archaeology would also like to thank Clare King of the Wiltshire Council Archaeology Service (WCAS) who monitored the project on behalf of the Local Planning Authority.

The watching brief was undertaken by Steve Thompson, who also compiled this report. Illustrations were prepared by S.E. James and the project was managed on behalf of Wessex Archaeology by Damian De Rosa.

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Archaeological Watching Brief Report

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology were commissioned by Richard Potter (The Client) to undertake an archaeological watching brief on land to the rear of Ladycroft, Portnell's Lane, Zeals, Warminster, Wiltshire (hereafter 'the Site') centred on National Grid Reference (NGR 378065, 131673) (**Figure 1**).

1.1.2 Planning permission with conditions (S/2010/1453/FULL) was granted by the Salisbury Local Planning Authority in January 2011 for the erection of a new dwelling at the Site. Following the advice given by Clare King of the Wiltshire Council Archaeology Service (WCAS) archaeological advisor to the Local Planning Authority, it was required that an archaeological watching brief be carried out to monitor all groundworks associated with the development, to ensure that the archaeological interest of the site is properly safeguarded and recorded.

1.1.3 Condition 6 stated:

- No development shall commence within the proposed development site until:
- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis., publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details
- Reason: To enable the recording of any matters of archaeological interest.

1.1.4 A Written Scheme of Investigation (WSI) (Wessex Archaeology, 2011) was prepared and submitted to WCAS detailing the manner in which Wessex Archaeology would implement the archaeological watching brief. The WSI was prepared in accordance with best practice and was approved by WCAS before the commencement of the fieldwork.

1.2 Site location, topography and geology

1.2.1 The Site is a gently sloping parcel of land from 142.69m above Ordnance Datum (aOD) at the northwest to 141.70m aOD to the southeast. The Site is bordered by Portnell's Lane to the north and Tulse Hill to the east and lies to the south of the existing property known as Ladycroft. The Site is currently an area of grassed lawn (**Figure 1**).

-
- 1.2.2 The underlying solid geology has been identified as Upper Greensand (BGS, Sheet 282).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.1.1 There is evidence of Neolithic, Bronze Age and Iron Age activity in the area and there are bowl barrows on Mappedine Hill to the south east of Zeals House.
- 2.1.2 It is likely that there were scattered settlements in this south western corner of Wiltshire, which was part of the Forest of Selwood. The area of Zeals itself was bypassed by an early east-west route across the downs to the north so there would have been no nucleated settlement but the presence of a range of agricultural holdings is very likely.
- 2.1.3 At the time of the Domesday Book (1086) the land that is now Zeals was divided between two owners. Gozelin Riviere (Jocelyn Rivers) owned the estate of Lower Zeals, that later became known as the Manor of Zeals, Clevedon or Clivedon. Alvied (Alfgeat) owned the estate of Higher Zeals that later became the manor of Zeals Aylesbury.
- 2.1.4 The manor house of Zeals Clevedon was probably on the site of the present Zeals House and there was a small village around it. This settlement later disappeared, and a new settlement seems to have appeared at Long Cross. The manor of Zeals Aylesbury could have had a manor house at Winbrook and a mill at Wolverton. After being held by various families it passed into the hands of Thomas Chafyn de Seals Clevedon, grandson of Thomas Chafyn of Warminster. It then passed to the Groves by marriage when John Grove married Mary, daughter of William (died 1695) and Mary (died 1712) Chafyn in 1686. The family rebuilt Zeals House, which still retains some medieval features although most of the house is 18th century and Victorian. The earliest record of a house on the site is from 1304 when it appears to have been surrounded by a defensive moat. The Chafyn family first appear at Zeals House in 1452 and the last member of the family only left in 1968.
- 2.1.5 There are few early records relating to Zeals and it is very difficult to deduce the development of the medieval settlement. It was doubtless an agricultural community and by the late 17th century flax appeared as a crop in this area. During the 18th century Upper Zeals was fairly densely populated with many cottages; most of the owners were employed spinning flax or weaving it into linen. By the 1820s however, the local industry had fallen into decline and was finally gone by 1880.
- 2.1.6 The Site is of potential archaeological interest, as it lies within the historic medieval core of Zeals, and near to the church of St Martins that was built in 1846. Andrews' and Dury's historic map of Wiltshire (1773) shows buildings in or around this area.
- 2.1.7 Following the construction of St Martins Church in 1846 the Site lay within the grounds of the associated Rectory, before the construction of Ladycroft between 1967 and 1975.

3 AIMS AND OBJECTIVES

- 3.1.1 The principal aim of the watching brief was to provide further information concerning the presence/absence, date, nature and extent of any buried

archaeological remains and to investigate and record all archaeological features revealed during groundworks.

4 METHODOLOGY

4.1 Introduction

4.1.1 The following methodology was utilised in order to meet the aims and objectives of the Watching Brief as set out in the WSI. All works were carried out in accordance with the relevant guidance given in the Institute for Archaeologist's *Standard and Guidance for an Archaeological Watching Brief* (IfA 2008) excepting where they are superseded by statements made below.

4.2 Monitoring of Groundworks

4.2.1 All groundworks were monitored during this programme of works, with all machining undertaken using a toothless grading bucket under constant archaeological supervision.

4.2.2 The recording was undertaken using Wessex Archaeology's *pro forma* recording system, supported by a digital photographic record. Digital images only will be taken as part of Wessex Archaeology's digital photography project in cooperation with WCAS.

4.2.3 A sufficient sample of each feature type/deposit was examined in order to establish the date, nature, extent, condition and significance of the remains. Clearly modern features were investigated, surveyed but not recorded.

4.2.4 Archaeological deposits and features would be planned at an appropriate scale of 1:20 on drawing film. Sections would be drawn at 1:10 on drawing film and will include existing ground surface and overburden where appropriate in order to provide a full record and deposit column information. An overall Site plan was prepared.

4.2.5 Areas under archaeological observation were surveyed using GPS survey equipment and tied in to the Ordnance Survey.

5 FIELDWORK RESULTS

5.1 Site Stratigraphy and Geology

5.1.1 A roughly rectangular area of garden soil measuring 13.5m by 12.3m and up to 0.35m in depth was removed by machine. This dark brown silty loam overlaid the natural greensand geology, which was exposed at a height of 141.90m aOD.

5.2 Archaeological Features

5.2.1 The Watching Brief revealed a number of features cut into the top of the natural geology within the northern half of the stripped area, which were investigated. No archaeological features of any significance were observed, although a number of clearly modern drainage and pit features were identified.

5.2.2 In the northern and eastern part of the stripped area, a modern ceramic drainage pipe within a trench leading to a large soak-away was revealed. A second soak-away and drain were revealed in the northeast corner.

-
- 5.2.3 Towards the western limit of the area a soak-away or bottle/rubbish dump was revealed. This oval feature contained numerous sherds of broken stoneware pottery, glass bottles, and sherds of 'Frank Cooper Oxford Marmalade' jars, providing a *terminus post quem* date for the feature of 1876.

6 FINDS

- 6.1.1 All the finds identified on the Site were clearly modern in date. Accordingly, find types were noted and none were retained.

7 ENVIRONMENTAL

- 7.1.1 No deposits suitable for environmental sampling were identified and accordingly no samples were taken.

8 CONCLUSIONS

- 8.1.1 No finds or archaeological features of archaeological significance were revealed within the small stripped area to the rear of Ladycroft.
- 8.1.2 The watching brief identified a small number of features including a bottle dump and drainage/soakaways, which were all clearly modern in date.
- 8.1.3 The Site lies within the former gardens of the Rectory (constructed in 1846) and these features are likely to be related to activity associated with the Rectory.

9 ARCHIVE

- 9.1.1 The complete archaeological project archive comprising a single A4 folder will be prepared in accordance with Wessex Archaeology's Guidelines for Archive Preparation and in accordance with *Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990)*.
- 9.1.2 On completion of the project the archive will be deposited with Salisbury and South Wiltshire Museum. An accession number will be obtained from the Curator of Archaeology and the archive will be prepared in accordance with the Museums Archive preparation standards.
- 9.1.3 The archive is currently held at the offices of Wessex Archaeology under the Project Code **76700**.

10 REFERENCES

Geological Survey of England and Wales, 1995, *Wincanton*, Sheet 297 Solid and Drift 1:50,000 edition

Wessex Archaeology, 2011, Land to the rear of Ladycroft, Portnell's Lane, Zeals, Warminster, Written Scheme of Investigation for Archaeological Watching Brief. Report ref. 76700.01.

APPENDIX 1: OASIS FORM

OASIS ID: wessexar1-99004

Project details

Project name Ladycroft, Portnall's Lane, Zeals, Warminster, Wiltshire

Short description of the project Wessex Archaeology was commissioned by Mr and Mrs R.C and C.M Potter to carry out an Archaeological Watching Brief during the initial site stripping and ground works for the construction of new dwelling on land to the rear of Ladycroft, Zeals, Warminster, Wiltshire (NGR 378065, 131673). The site strip was monitored and the natural geology exposed. A number of modern features, comprising drainage pipes, soak-aways and a bottle dump were observed. These features post-dated 1874 and related to the Rectory of St Martins Church in the 1840s. No archaeological features of any significance were identified.

Project dates Start: 01-02-2011 End: 12-04-2011

Previous/future work No / No

Type of project Recording project

Site status None

Current Land use Residential 1 - General Residential

Monument type DRAINAGE Post Medieval

Monument type BOTTLE DUMP Post Medieval

Significant Finds NONE None

Investigation type 'Watching Brief'

Prompt Direction from Local Planning Authority - PPG16

Project location

Country England

Site location WILTSHIRE SALISBURY ZEALS Ladycroft

Postcode BA12 6PG

Study area 0.01 Hectares

Site coordinates ST 780 317 51.0836641396 -2.314121754480 51 05 01 N 002 18 50 W Point

Height OD / Depth Min: 141.00m Max: 142.00m

Project creators

Name of Wessex Archaeology
Organisation

Project originator brief Local Authority Archaeologist and/or Planning Authority/advisory body

Project originator design Wessex Archaeology

Project director/manager Damian de Rosa

Project supervisor S Thompson

Type of Developer
sponsor/funding
body

Name of private
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive Salisbury and South Wiltshire Museum
recipient

Digital Contents 'Survey'

Digital Media 'Database','Images raster / digital
available photography','Spreadsheets','Survey','Text'

Paper Archive Salisbury and South Wiltshire Museum
recipient

Paper Contents 'none'

Paper Media 'Context sheet','Drawing','Notebook - Excavation',' Research','
available General Notes','Section','Survey '

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title land to the rear of Ladycroft, Portnall's Lane, Zeals, Warminster,
Wiltshire

Author(s)/Editor(s) Thompson, S.

Other bibliographic 76700.02
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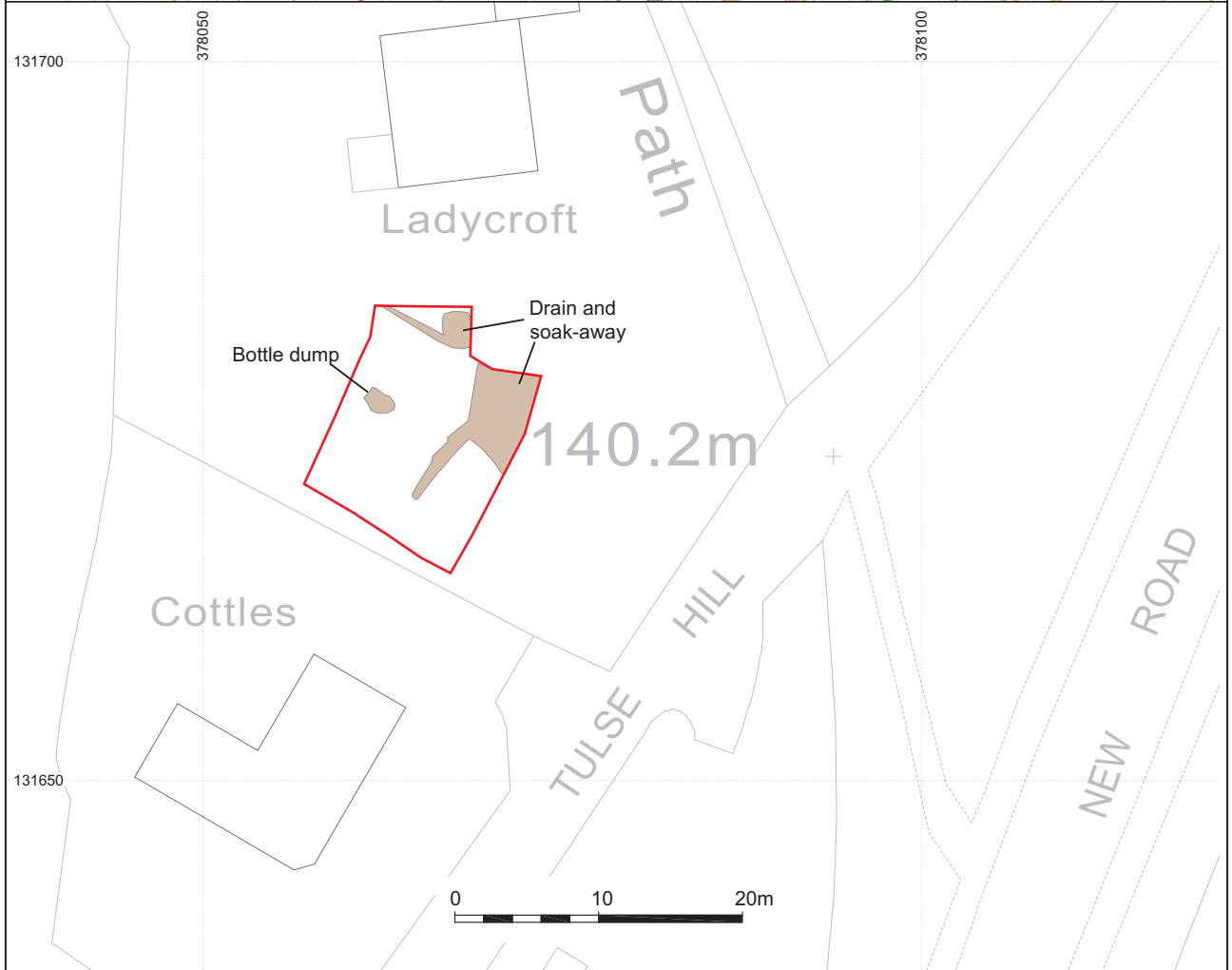
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<p>Watching brief area</p> <p>Modern feature</p>	<p>Contains Ordnance Survey data © Crown Copyright and database right 2010 Digital data reproduced from Ordnance Survey data © Crown Copyright 2011. All rights reserved. Reference Number: 100020449. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.</p>			
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	Scale:	1:50 000 & 1:500 @ A4	Illustrator:	LJC/SEJ
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Site location plan

Figure 1



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