

**An Archaeological Watching Brief at
1-4 Theatre Lane, Chichester, West Sussex**



Paul Riccoboni BA (Hons)

With a contribution by Luke Barber

December 2008

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1-4 Theatre Lane, Chichester, West Sussex**

Planning Ref: CC/07/04727/FUL

NGR 486089 104550

**Project No. 3470
Site Code: CTL 08**

**ASE Report No. 2008150
OASIS id: archaeol6-48218**

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Abstract

Archaeology South East undertook an archaeological watching brief at 1-4 Theatre Lane, Chichester, West Sussex (NGR 486089 104550) in advance of the construction of five town houses (Planning reference: CC/07/04727/FUL) during mid August 2008. A 1970s building (which occupied the site) was demolished and its wall footings and concrete floors were removed by the demolition contractors. During these works a possible yard surface and heavily damaged walls of a probable 18th to 19th century building were discovered beneath the remains of the 1970s building. The excavations did not reach natural deposits and no finds from any other period were discovered.

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1. INTRODUCTION

1.1 Site Background

1.1.1 Archaeology South East were commissioned by CgMs Ltd (on behalf of their client) to undertake an archaeological watching brief at 1-4 Theatre Road, Chichester, West Sussex (NGR 486089 104550). This watching brief required the monitoring of groundworks associated the demolition of the building which occupied this site (Planning Reference: CC/07/04727/FUL).

1.2 Geology and Topography

1.2.1 The site is located on flat ground within the town centre of Chichester off the main road South Street (Figs 1 & 2). According to the Geological Maps of England and Wales (Sheet 317) the site lies on Valley Gravel.

1.3 Planning Background

1.3.1 Planning permission has been granted for the demolition of the existing building and the construction of five town houses (CC/07/04727/FUL). Condition 16 of the planning permission states:

'The developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record the archaeological evidence that may be uncovered as a result of the development.'

1.3.2 Following consultation with James Kenny, Chichester District Council's (CDC) Archaeology Officer, it was established that the new development lies in an archaeologically sensitive area and consequently, was subject to an initial watching brief in order to ascertain the level of destruction caused by the 1970s building.

1.4 Aims and Objectives

1.4.1 The aim of the project was to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the site.

1.5 Scope of Report

1.5.1 The current report represents the findings of the watching brief over three days 15th, 18th & 19th August 2008 by Paul Riccoboni (Senior Archaeologist).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1** An HER summary can be found within Appendix 1 at the back of this report. This search details the find spots within a 150m radius of the site.
- 2.2** In brief, Chichester was a walled Roman town, divided into four quarters by two main roads crossing in the centre of the town, which are still visible in the modern town plan (ASE 2006). Much of the Roman town can be reconstructed from the known Roman street layout. It was in the 18th century that the town transformed into what we know today.
- 2.3** The Roman town lies between the present day South Street and South Pallant. Drainage work in 1931 on South Pallant revealed the remains of a hypocaust – pillar tiles and box flue tiles which were once part of a high status Roman residence (Salzman 1935). Theatre Lane is therefore considered to lie in an area thought to have been occupied by high status Roman town houses (Bourn 2008). The site also lies close to the Roman site of Southgate (former site of a Roman Catholic Church) which uncovered a ditch, Roman wall and a bank. Two Roman tombstones were also found near to this location at a depth of 7ft in 1883 (Down A & Rule M, 1971).

3. ARCHAEOLOGICAL METHODOLOGY

- 3.1** The monitored works involved the removal of the concrete bases and walls of the 1970s building.
- 3.2** The excavations involved using a 360° tracked excavator fitted with a 1.0m wide toothed bucket. The works involved a ground reduction of up to c. 0.7m from the present ground level (Fig. 5). Spoil was scanned for the presence of artefacts.
- 3.3** The excavations undertaken by the groundwork contractors were monitored by a suitably qualified archaeologist. Monitoring continued until it became clear beyond reasonable doubt that no archaeological remains were present.
- 3.4** When archaeological remains of significance were encountered, excavation ceased and adequate time was made available for appropriate archaeological excavation by hand to identify and record the remains as far as possible within the limits of the works. Construction cuts for the recorded walls were looked for but could not be seen.
- 3.5** All recording was undertaken in accordance with accepted professional standards according to the *Institute for Field Archaeologists Standard & Guidance for an Archaeological Watching Briefs* (IFA, 2001) and the Method Statement (Bourn 2008).
- 3.6** A full photographic record of the work was kept and will form part of the site archive. The archive (including the finds) is presently held at the Archaeology South-East office in Portslade and will be offered to a suitable local museum in due course.
- 3.7** Levels were taken in relation to a temporary bench mark in the north-western corner of the site.

Table 1: Quantification of site archive

Number of Contexts	11
No. of files/paper record	19
Plan and sections sheets	2
Bulk Samples	0
Photographs	Digital/colour slide/B&W print
Bulk finds	6
Registered finds	0
Environmental flots/residue	0

4. RESULTS

Table 2: List of recorded contexts

Number	Type	Description	Max. Length	Max. Width	Depth
001	Deposit	1970s Concrete floor surface	c. 26m	c. 26m	c. 0.40m
002	Deposit	Dark greyish black silty clay	c. 26m	c. 26m	c. 0.50m
003	Wall	Post med wall	1.2m	0.50m	0.20m
004	Deposit	Mid greyish brown silty clay	/	/	/
005	Wall	Post med wall	1.5m	0.50m	0.20m
006	Wall	Post med wall	2.1m	0.40m	0.20m
007	Deposit	Dark brownish black silty clay	14m	5m	/
008	Floor	Post med floor surface	6m	6m	/
009	Deposit	Post med floor surface	6m	6m	/
010	Wall	Post med wall	0.40m	0.50m	0.40m
011	Deposit	Dark brownish black silty clay	25m	6m	/

Summary

- 4.1** The earliest deposit seen was greyish brown silty clay [004] with some chalk specks and rare ceramic building materials (CBM). The thickness of this deposit was unknown and it was only seen in a small hand cleaned area beneath wall [003] (see below).
- 4.2** Wall [003] was constructed of hand made red bricks and unfinished flint nodules set within a lime and charcoal mortar. The surviving section was 1.0m in length and its position suggests that it would have joined east-west [005] (Fig 4), of similar construction. Also recorded in the area and of similar construction were walls [006] and [010]. Wall [006] had at least three surviving courses and a north-south return, wall [010] was interpreted as a continuation of wall [005] (Fig. 4).
- 4.3** The majority of the site was covered with [002], a c. 0.50m thick, dark greyish black silty clay containing very frequent inclusions of CBM (80%). This deposit appeared to butt up against [003], [005], [006] and [010]. No construction cuts were visible in layer [002] and it was assumed that the walls were constructed from a lower level not reached during the excavations.
- 4.4** Adjacent to [002] in the south western corner of the site was dark brownish black slightly organic silty clay [007]. This deposit measured approximately 5.0m west to east, 7.0m north to south and was cut by a modern manhole. Along the northern edge of [007] was [008], an area 3.5m by 2.9m of unfrogged man-made bricks laid on edge upon concrete base [009], a small area of which was exposed (Figs. 4 and 6). Unfortunately, wall foundations from the 1970s building had disturbed the northern edge of this deposit and the removal of these foundations by the contractors left a large area of disturbance.

- 4.5 Beyond the 1970s footprint to the north was dark brownish black friable silty clay deposit [011]. This deposit was similar to [007], and measured at least 8.5m north to south. Both [007] and [011] had some large flint nodules on their surface, probably laid down as a base beneath overlying concrete [001]. Concrete surface [001] was also seen to cover [008] and [009] at the western end of the site.

5. THE FINDS by Luke Barber

Contex	Brick Sample	wt (g)
003	1	5672
005	1	1686
006	1	2886
007	1	234
008	1	2416

Table 3: Finds quantification

5.1 The Ceramic Building Material

- 5.1.1 The archaeological work recovered a small assemblage of brick from five individually numbered contexts including a number of complete brick samples. Context [003] produced a mortared lump of wall composed of at least one whole frogless red brick and numerous broken red brick fragments. The complete brick (measuring c. 230 x 100 x 60mm) is tempered with moderate fine sand with sparse flint inclusions to 20mm. It is quite crudely made and medium fired. The other broken fragments are of similar type and are of 18th century date though they have obviously been re-used. The whole are set in an off-white sandy lime mortar with moderate crushed chalk and brick inclusions to 3mm.
- 5.1.2 A complete red frogless brick was recovered from context [008]. Although of slightly different proportions (225 x 100 x 63mm) to that in [003] the similar nature of the fabric, including the flint inclusions, suggests the same 18th century date range. One side of this brick shows wear, suggesting it had at one time been used for flooring, however, it has definitely been re-used as there is a light grey fine/medium sandy lime mortar with sparse black ash inclusions to 2mm adhering to the worn face.
- 5.1.3 Context [005] produced a frogless red brick fragment (? x 105 x 60mm) of not dissimilar type to the bricks in [003] and [008] though without the flint inclusions and slightly better formed. This piece is set in an off-white fine sandy lime mortar with moderate chalk inclusions to 4mm and would appear to be of a different phase to those in [003]. A mid 18th to 19th century date is suggested. Context [006] produced a well made/squared red frogless brick (234 x 106 x 60mm) of similar type and context [007] also produced a similar fragment (height 60mm). A mid 18th to 19th century date range is suggested for all these examples.

6. DISCUSSION

- 6.1** The watching brief uncovered the remains of an 18th/19th century structure represented by [003], [010], [005], [006] and [010], beneath the demolished 1970s building. Figure 7 shows a scar on the wall of the adjoining building which probably represents the outline of this earlier post medieval building.
- 6.2** The surviving surface layer [008] may also have been part of the post medieval building complex and could have formed an area of hardstanding outside of the building, such as a yard surface. The results of the finds analysis indicate some re-use of earlier materials during the construction of the building and yard surface.
- 6.3** Deposits [007] and [011] were of an organic composition and may have formed the topsoil within the garden of the post medieval building. These deposits contained no finds (except later intrusive materials) and therefore could not be dated.
- 6.4** The characteristics of [002] suggest that this is a demolition deposit, probably representing the remains of the post-medieval building.

7.0 CONCLUSIONS

- 7.1** Given the location of the site it would have been reasonable to expect finds or features of a Roman date. However, none were uncovered. This was probably due to the depths of the excavations reached by the demolition contractors (generally no more than 0.70m beneath present ground level). The excavations involved only the removal of concrete and overburden associated with the 1970's building.
- 7.2** The depths of the concrete wall foundations for the 1970s build did not reach the natural deposits. Some areas were not disturbed by any concrete wall footings and were therefore left undisturbed by the on site contractors.
- 7.3** The potential for surviving archaeology should be good on this site due to the limited depths of destruction from the 1970s building. However, the confidence rating is high that the best results were achieved in the circumstances.

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ACKNOWLEDGEMENTS

Thanks for CgMs for commissioning the work. Thanks to Graham (site manager) for his help and support on site

SMR Summary Form

Site Code	CTL 08					
Identification Name and Address	1-4 Theatre Rd, Chichester, West Sussex					
County, District &/or Borough	West Sussex					
OS Grid Refs.	486089 104550					
Geology	Valley Gravel					
Arch. South-East Project Number	3470					
Type of Fieldwork	Eval.	Excav.	Watching Brief ✓	Standing Structure	Survey	Other
Type of Site	Green Field	Shallow Urban ✓	Deep Urban	Other		
Dates of Fieldwork	Eval.	Excav.	WB. 15-19 th August 2008	Other		
Sponsor/Client	CgMs Ltd					
Project Manager	Neil Griffin/Giles Dawkes					
Project Supervisor	Paul Riccoboni					
Period Summary	Palaeo.	Meso.	Neo.	BA	IA	RB
	AS	MED	PM ✓	Other Modern		
<p>100 Word Summary. <i>Archaeology South East undertook an archaeological watching brief at 1-4 Theatre Lane, Chichester, West Sussex (NGR 486089 104550) in advance of the construction of five town houses (Planning reference: CC/07/04727/FUL) during mid August 2008. A 1970s building (which occupied the site) was demolished and its wall footings and concrete floors were removed by the demolition contractors. During these works a possible yard surface and heavily damaged walls of a probable 18th to 19th century building were discovered beneath the remains of the 1970s building. The excavations did not reach natural deposits and no finds from any other period were discovered.</i></p>						

OASIS Form

OASIS ID: archaeol6-48218	
Project details	
Project name	1-4 Theatre Lane, Chichester, West Sussex
Short description of the project	Archaeology South East undertook an archaeological watching brief at 1-4 Theatre Lane, Chichester, West Sussex (NGR 486089 104550) in advance of the construction of five town houses (Planning reference: CC/07/04727/FUL) during mid August 2008. A 1970s building (which occupied the site) was demolished and its wall footings and concrete floors were removed by the demolition contractors. During these works a possible yard surface and heavily damaged walls of a probable 18 th to 19 th century building were discovered beneath the remains of the 1970s building. The excavations did not reach natural deposits and no finds from any other period were discovered.
Project dates	Start: 15-08-2008 End: 19-08-2008
Previous/future work	No / Yes
Any associated project reference codes	CTL 08 - Sitecode
Any associated project reference codes	CC/07/04727/FUL - Planning Application No.
Type of project	Recording project
Site status	Conservation Area
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	WALL Post Medieval
Monument type	FLOOR Post Medieval
Significant Finds	BRICK Post Medieval
Investigation type	'Watching Brief'
Prompt	Planning condition
Project location	
Country	England

Site location	WEST SUSSEX CHICHESTER CHICHESTER 1-5 Theatre Lane, Chichester, West Sussex
Postcode	PO19 1SS
Study area	50.00 Square metres
Site coordinates	SU 861 045 50.8330580820 -0.777219031492 50 49 59 N 000 46 37 W Point
Height OD / Depth	Min: 12.45m Max: 12.45m
Project creators	
Name of Organisation	Archaeology South East
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Giles Dawkes
Project supervisor	Paul Riccoboni
Type of sponsor/funding body	CgMs Consulting
Name of sponsor/funding body	CgMs Consulting
Project archives	
Physical Contents	'Ceramics'
Digital Contents	'Ceramics'
Digital Media available	'Text'
Paper Contents	'Ceramics'
Paper Media available	'Context sheet','Diary','Photograph','Plan','Report','Section','Survey','Unpublished Text'
Project bibliography 1	
	Grey literature (unpublished document/manuscript)

Publication type	
Title	An archaeological watching brief at 1-5 Theatre Lane, Chichester, West Sussex
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APPENDIX 1: HER Data from Chichester District Council 150m radius from the site

No	HER NUMBER	NGR	DATE	DESCRIPTION
1	CD770	486426 104782	Roman	Chichester to London Roman road.
2	CD2200	486146 104501	Iron Age	During excavations in 1949-59 at Cawley Priory, Chichester, a sherd of Iron Age pottery was found and is now in Bognor Regis Training College.
3	CD2313	486126 104589	Roman	Fragment, "Samian" base of dish, Walters 79. Stamp SACRILLI M ? Found in South Pallant, Oct. 1931.
4	CD2317	48602 104547	Roman	The extension of Stane Street through the area of the Roman south gate of Chichester SW towards Dell Quay.
5	CD3454	486023 104545	Roman	A surface water trench dug across South Street in 1976 revealed a section of the Roman town wall at Southgate.
6	CD3462	485987 104565	Roman	Possible bastion just to the west of the South Gate, as indicated on John Norden's map dated 1595.
7	CD3489	486023 104547	Roman	A surface water trench dug across South Street in 1979 revealed a section of the Roman town wall at South Gate.
8	CD3490	486042 104538	Roman	Roman South Gate - Chichester
9	CD3493	486052 104535	Roman	Unpublished excavations at South gate on the former site of the RC church traced the foundations of the town wall
10	CD3494	486055 104533	Roman	City Defences - South gate, Chichester
11	CD3496	486052 104535	Roman	Possible ditch - South gate, Chichester
12	CD3497	486041 104540	Roman	Roman South Street - Chichester
13	CD3536	486043 104535	Roman	Bastion - Theatre Lane, Chichester
14	CD3543	486020 104541	Medieval	During a watching brief over a water mains service trench in 1998/9 a 'number of large irregular shaped sandstone pieces' were seen 8m south of the city wall line.
15	CD3553	486096 104509	Roman	A bastion is shown at the south end of South Pallant on several historic maps. Nothing was noted during a scheme of water mains renewal in 1998-9 {6} but the contractor's trench was narrow and possibly ran too far to the west.
16	CD3554	486146 104501	Roman	Two phases of rampart construction were seen in excavation in the garden of the former Cawley Priory.
17	CD3555	486191 104505	Medieval	In 1959, a section was dug through the rampart of the city defences in the ground of the former house of Cawley Priory.
18	CD3559	486062 104819	Roman	City Walls - Chichester (Master Record).
19	CD3727	486029	Roman	Possible Roman kerb stones - South Street.

No	HER NUMBER	NGR	DATE	DESCRIPTION
		104559		
20	CD3729	486043 104657	Roman	Service trench digging in South Street (possibly laying sewer interceptors in 1980), revealed four areas of gravel which were interpreted as sections of the Roman street.
21	CD3763	486022 104659	Roman	During construction work to the rear of Wessex Book Shop, 24 South Street, a Roman well was discovered.
22	CD3764	486022 104659	Medieval	Possible medieval oven - Wessex Book Shop.
23	CD3765	486022 104659	Post-medieval	Post-medieval occupation - Wessex Book Shop.
24	CD3769	486010 104592	Roman	During the re-development of the Congregational Church site in 1980, evidence of Roman occupation was found.
25	CD3771	486017 104587	Post medieval	During the re-development of the Congregational Church site in 1980, evidence of post-medieval occupation was found.
26	CD3880	486045 104490	Roman	Evidence for Roman iron working was recovered during trial trenching to the N. of New Market Avenue in 1976.
27	CD3881	486065 104509	Medieval	Medieval town ditch - Epworth House, Chichester During excavations to the E. of Epworth House at the rear of Southgate Methodist Church in 1980, part of a large E-W ditch was discovered.
28	CD3883	486065 104510	Roman	Possible Roman town ditch - Epworth House, Chichester.
29	CD3886	485969 104493	Medieval	Medieval tile kilns - Southgate, Chichester.
30	CD3888	486016 104573	Roman	Two fragments of late C1 tombstones were found in 1833, at a depth of 7ft near Southgate.
31	CD3890	486052 104455	Medieval	During construction of the new Magistrates Courthouse in 1974 traces of three Medieval pottery kilns and part of a waster tip were located.
32	CD3895	486046 104454	Roman	During excavations for a soakaway on the site of the new Magistrates Court at Southgate in Chichester in 1974, a complete Roman ovoid beaker was found c.2.1m deep in the gravel by the site manager.
33	CD3896	486027 104468	Medieval	Medieval kiln waster tip - Magistrates Court, Chichester.
34	CD3898	486030 104417	Roman	Roman ditch - 41-42 Southgate, Chichester.
35	CD3899	486029 104414	Medieval	Medieval occupation - 41-42 Southgate, Chichester.

No	HER NUMBER	NGR	DATE	DESCRIPTION
36	CD3903	486090 104400	Roman	Roman occupation - 35 Basin Road, Chichester.
37	CD3944	486063 104578	Medieval	Observations during building work at the rear of the Regnum Club in 1981 showed that the ground was disturbed by centuries of cess pit digging.
38	CD3946	486100 104600	Roman	In October 1931 a coin of Trajan was found in 'North and South Pallant'. A Samian pot was also found with the makers stamp 'DONNAVCVS', a Lezoux potter of Domitian-Trajan period.
39	CD3948	486135 104620	Roman	Roman occupation debris - South Pallant, Chichester.
40	CD3949	486148 104561	Post medieval	Post-medieval occupation - Cawley Priory, Chichester.
41	CD3950	486192 104527	Roman	During excavations across the gardens of Cawley Priory in 1949-50, evidence of Roman occupation was found. A metallated track, a few inches thick, was seen but could not be fully excavated or recorded.
42	CD3987	486180 104610	Medieval	Medieval pits - 4-5 East Pallant, Chichester.
43	CD3992	486178 104627	Roman	Roman occupation - 4-5 East Pallant, Chichester.
44	CD3996	486220 104605	Roman	Roman occupation - East Pallant House, Chichester.
45	CD3997	486222 104601	Medieval	During excavations to the south of East Pallant House in 1981, prior to its extension, evidence for medieval occupation was discovered.
46	CD3998	486220 104599	Post medieval	During an excavation to the south of East Pallant House in 1981/2, evidence of post-medieval occupation and the garden layout was revealed.
47	CD4048	486126 104613	Roman	Roman building - South Pallant, Chichester.
48	CD4049	486126 104613	Medieval	Several possible phases of post-medieval building were exposed during an evaluation in 2000.
49	CD4050	486126 104613	Saxo-Norman	Saxo-Norman and medieval pottery was recovered during an evaluation in 2000. It was noted that beneath the post-medieval layers were a series of dumps of material overlying the robbed-out walls of the Roman building (see CD4048).
50	CD4052	485953 104464	Iron Age	A small quantity of Iron Age pottery was recovered during an evaluation on land off the Avenue de Chartres in 2000.
51	CD4054	485953 104464	Medieval	Medieval occupation - Avenue de Chartres, Chichester.
52	CD4055	485955	Undated	Human burial - Avenue de Chartres,

No	HER NUMBER	NGR	DATE	DESCRIPTION
		104467		Chichester.
53	CD4180	486077 104614	Post medieval	Post-medieval occupation - 47 South Street, Chichester.
54	CD4238	486028 104412	Post medieval	Post-medieval pits - 41-42 Southgate, Chichester.
55	CD4264	486200 104503	Post medieval	Post-medieval building - Cawley Priory.
56	CD4278	486004 104565	Victorian	A 19th century brick culvert was found during a watching brief at 39-41 South Street. The culvert ran north-south and contained two sherds of pottery.
57	CD4306	485956 104467	Post medieval	During an evaluation of land off of Avenue de Chartres a post-medieval pit was seen. This pit was at least 1.1m deep, it was not bottomed due to safety reasons.
58	CD4310	485978 104531	Post medieval	During archaeological monitoring at 27-28 Southgate three walls were revealed. They were all orientated east-west and were approximately 0.35 below ground surface.
59	CD4314	486101 104611	Post medieval	Post-medieval cellars - 15a South Pallant, Chichester.
60	CD4320	486171 104521	Medieval	During excavations across the gardens of Cawley Priory in 1949-50, evidence for a medieval road was found.
61	CD4321	486171 104521	Roman	Evidence for occupation in the Roman period was exposed and recorded during an evaluation behind 6 South Pallant by DAS in 2006.
62	CD7887	486148 104604	Medieval	Evidence for occupation in the medieval period was exposed and recorded during an evaluation behind 6 South Pallant by DAS in 2006.
63	CD7888	486156 104603	Post medieval	A possible post-medieval or relatively modern cellar was partially exposed during an evaluation by DAS in 2006 at 6 South Pallant prior to site redevelopment.
64	CD7923	486108 104541	Roman	During the monitoring of Portsmouth Water pipeline renewal in 1999 by Archaeology South-East a 45m long stretch of clean compacted gravel was seen oriented N-S at the south end of South Pallant, Chichester. It is likely to have been a Roman street.