

Detailed Archaeological Assessment

Staple Chambers
Staple Gardens
Winchester
SO23 8SS

NGR SU 47947 29720

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1. Non Technical Summary

This detailed archaeological assessment, based on a thorough examination of the available documentary and cartographic evidence, together with a site visit, has identified that the proposed development area at Staple Chambers is situated within an area of high archaeological sensitivity, within the NW corner of the historic Roman and medieval walled city of Winchester.

- The site is likely to contain evidence of multi-period, deeply stratified archaeological remains, which could potentially occur at a shallow depth, between 0.30-0.40m below existing ground level in places (based on the results of previous archaeological work).
- The earliest evidence of settlement identified in the locality consists of late Bronze Age-early Iron Age occupation features and deposits, revealed in previous archaeological investigations at Northgate House (immediately N of the study area) and further to the NW at Tower Street. The site lies within the late Iron Age defensive enclosure of Oram's Arbour and evidence of late Iron Age settlement features has also been identified during excavations at Northgate House, Tower Street and further to the NE at the Jewry Street Library site.
- The site lies within the NW corner of the walled Roman *civitas* of Venta Belgarum and substantial evidence of Roman occupation has been identified in several locations close to the study area. The predicted alignment of a Roman street is likely to continue directly across the site and evidence for buildings along the street frontage associated with domestic occupation and industrial activity has been identified to the N and NE of the site.
- Excavations have revealed abundant evidence of intensive Saxo-Norman occupation along both sides of Staple Gardens, in several locations to the N, NE and SE of Staple Chambers, with evidence for domestic occupation, butchery and metalworking.
- Evidence of medieval occupation is likely to be associated with the two tenement plots documented here in the 13th century, which apparently ceased to be occupied at some point during the 15th century. It is likely that the northern part of the site was located within a tenement plot referred to in 1271 as 'Dorkyng', the residence of the archdeacon of Winchester, which was enlarged to the S during the late 13th century. Drainage trench excavations immediately W of Staple Chambers revealed evidence of a masonry wall of medieval date at a depth of 0.4m below existing ground level, which may be associated with these tenement plots.
- It appears that occupation of the site had ceased by the late medieval period when the site formed part of a substantial garden. By 1750, Godson's map shows that a row of cottages had been erected on the front of the site, directly adjoining the street. The cottages shown on Godson's map were probably altered in the early 19th century and appear again to have been significantly remodelled or rebuilt by the Winchester Water and Gas Company by c.1870. Further alterations took place in the late 19th century when the cottages (known as Nos. 16-19 Staple Gardens) were largely converted into offices associated

with the nearby gasworks. Nos. 16-19 Staple Gardens were demolished in 1964-65 to make way for the present suite of offices; post-demolition plans indicate the presence of extensive cellaring (almost 2.00m deep) in the SE part of the site associated with the demolished buildings.

2. Introduction

As part of the pre-application determination procedure, Border Archaeology was instructed by Jeremy Tyrrell, T2 Architects to undertake a detailed archaeological assessment in order to determine the nature of the archaeological resource within the site.

Copies of this assessment will be supplied to the client, Jeremy Tyrrell and Ms Tracy Matthews

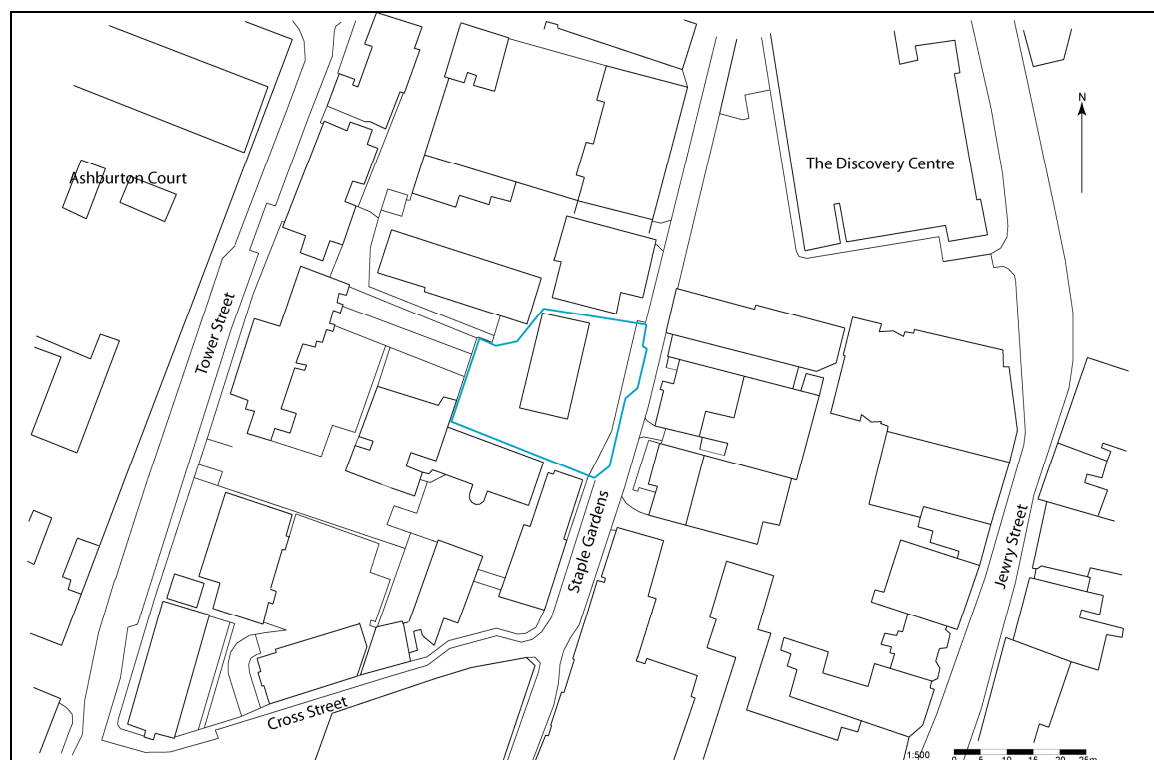


Fig. 1: Site Location Plan

2.1 Soils & Geology

The underlying geology in the vicinity of the study area comprises the Upper Chalk of the Cretaceous era, overlain by clay with flints and gravelly sand. The recent programme of excavations at Northgate House in 2005-6 indicated that the interface between the chalk and clay with flints was irregular and undulating with some fissures in the chalk; the clay with flints appeared generally to thicken from W to E. Natural deposits appeared to slope gradually downward (roughly NNE-SSW) with indications of several natural

terraces, one of which corresponds with the modern alignment of Staple Gardens (Oxford Archaeology, forthcoming).

3. Methodology

3.1 Archaeological Assessment

3.1.1 Research Aims

This desk-based assessment seeks to identify any known or potential archaeological resource within the study area and establish its character, extent, quality and importance, within a local, regional and national context.

3.1.2 Research Methods

The research carried out for this detailed archaeological assessment consisted of the following elements:

3.1.2.1 *Evaluation and study of archaeological databases*

A search was made of the National Monuments Record (English Heritage) and the Urban Archaeological Database, forming part of the Historic Environment Record held by Winchester City Council, for any sites of archaeological or historic interest within 100m radius of the study area.

3.1.2.2 *Evaluation and study of primary sources*

Primary documentary sources relating to the study area, including census returns, property deeds, parish rate books and taxation records (including the Winchester tarrage surveys 1417-1604) were consulted at the British Library, Hampshire Record Office and Winchester College Archives.

3.1.2.3 *Evaluation and study of secondary sources*

Secondary sources relating to the study area were consulted using the collections held at the British Library, Hampshire Record Office, the National Monuments Record Centre, Winchester Museum and the Winchester Sites and Monuments Record. These included D. Keene, *Survey of Medieval Winchester* (Keene, 1985), together with relevant articles in the *Proceedings of the Hampshire Field Club and Archaeological Society* (Hampshire Studies) and published and unpublished reports relating to archaeological work in the vicinity of the study area.

3.1.2.4 *Evaluation and study of cartographic and other pictorial evidence*

Historic maps of the City of Winchester (dating back to 1611), estate plans (dating back to 1814) and Ordnance Survey 1st-4th edition maps (at scales of 1:500, 1:2500 and

1:10000) relating to the study area were consulted using the collections held at the Hampshire Record Office and the National Archives. Collections of photographs and engravings relating to the study area were consulted at the Hampshire Record Office, Winchester Museum and the National Monuments Record Centre.

4. Historical and Archaeological Background

The earliest archaeological evidence for human activity in the locality of Staple Gardens dates back to the late Bronze Age-early Iron Age, represented by evidence of several circular post-hole structures found during recent excavations at Northgate House. However, while there is a growing body of evidence for late Bronze Age/early Iron Age occupation both in this area and elsewhere in Winchester and its environs, the earliest indications of permanent settlement within the study area appear to date from the middle to late Iron Age period.

This activity, which is represented by evidence of circular post-hole structures and associated pits during excavations at Northgate House, appears to be associated with an extensive defended enclosure situated on steeply sloping ground on the W side of the Itchen Valley now known as 'Oram's Arbour', which was probably established in the 1st or 2nd century BC (Qualmann et al., 2004).

The site at Staple Gardens lay within the SE corner of this large enclosure, which covered an approximate area of 14ha and was defended on at least three sides by a V-shaped ditch and dump-constructed rampart. The 'Oram's Arbour' enclosure has been tentatively characterised as an enclosed *oppidum* or defended settlement with urban characteristics (Cunliffe, 2005, 173). The chronology of occupation within the enclosure remains unclear, but it appears that it was abandoned during the period immediately prior to the Roman invasion in AD 43, after which there seems to have been a period of reoccupation prior to the construction of the *civitas* defences c. AD 69-70 (Qualmann et al., 2004).

Staple Gardens lies within the NW corner of the defensive circuit of the *civitas* of *Venta Belgarum*, which functioned as the tribal capital of an area covering the greater part of southern and central Hampshire during the period of Roman occupation. The earliest evidence of Roman settlement at Winchester appears to date from around AD 50, represented by the recovery of pottery and other finds from excavations at Castle Yard and St George's Street. The existence of an early Roman fort at Winchester has been suggested by Ward-Evans and other authors; however archaeological evidence for its existence is slight. The earliest evidence of fortification appears to be of late Neronian-early Flavian date, represented by an earthwork identified in Tower Street (at the south gate) and in Castle Yard where a bank passed across the filled ditch of the native enclosure (Wacher, 1995, 277).

The first phase of the *civitas* fortifications, consisting of an earthen rampart and ditch, appear to have been constructed in about AD69-70, the western arm of the defences running parallel to and immediately W of present day Tower Street (Wacher, 1995, 293). Another phase of fortification appears to have taken place towards the end of the 2nd century, represented by an enlargement of the existing rampart, with evidence of later activity indicated by the insertion of a masonry wall into the front of the existing rampart, which has been dated to the early 3rd century AD. Further modification of the defences appears to have taken place during the 4th century AD.

At some point during the late 1st-early 2nd century, it appears that the eastern, low-lying part of the city, occupying the floodplain of the Itchen, was extensively drained and at about the same time, a planned street system was established within the *civitas*. The street plan seems to have been most regular in the vicinity of the forum, where insulae measuring about 125m square have been recorded.

Within the NW corner of the town (including Staple Gardens), our knowledge of the Roman street plan is somewhat fragmentary compared to other parts of Winchester; however there appears to be somewhat more irregular, with evidence for rectilinear insulae of various sizes contrasting with the more consistently sized square insulae observed in the central and eastern parts of the *civitas* (Martin, 1992). The reasons for this are unclear, but the street plan in this area may have been influenced to some extent by the presence of the Oram's Arbour enclosure, part of which lay within the NW corner of the defended area of the Roman *civitas*.

A watching brief on road trenching works at No. 56 Tower Street in 1999 revealed a substantial layer of flint metalling at least 300mm thick (EWC 9160) interpreted as a roadway running within the defensive circuit, while at Staple Gardens, evidence of a possible linear metalled street aligned NNE-SSW was discovered during road trenching works in 1961 (EWC 7038; Cunliffe, 1964, 167). Further to the E, another metalled street on the same alignment, leading directly towards the Northgate, was identified during recent excavations at the Jewry Street Library (Teague, 2006). Relatively little evidence of minor streets leading off from these principal roads has been identified in the vicinity of Staple Gardens, although the recent excavations at Northgate House revealed a curvilinear metalled street running E-W, with another possible street running roughly N-S (Teague & Ford, 2006)

It has been previously suggested that there was an increasing density of settlement in Winchester during the 4th century (Wacher, 1995, 286); however the majority of the available evidence currently appears to indicate a general decline in occupation from the third quarter of the 4th century onwards (Rees et al., 2008, 8). Evidence from recent excavations within the NW corner of the *civitas* possibly suggests that this process of abandonment may have begun as early as the late 3rd-early 4th century, although some form of occupation appears to have continued at least until the end of the 4th century. Possible evidence for this late Roman abandonment phase has been identified on an increasing number of sites in Winchester (including Northgate House, Jewry Street Library and 28-9 Staple Gardens) represented by a substantial accumulation of 'dark earth' overlying Roman occupation layers and underlying the earliest post-Roman deposits and features.

Information concerning the nature, extent and chronology of occupation in Winchester prior to the establishment of the *burh* (borough) by King Alfred in the late 9th century AD is somewhat limited. Winchester appears to have emerged as an important royal residence and administrative centre under the West Saxon kings by the mid 7th century AD and the foundation of the Old Minster by King Cenwalh in 648 cemented its importance as a major ecclesiastical centre (Yorke, 1982, 75-84).

Recent excavations have indicated concentrations of infra-mural occupation in the central and NE parts of the city; however in the NW corner of the city, archaeological evidence for pre-Alfredian occupation is limited. Excavations in 1985 and 1989 revealed evidence for a substantial Saxon cemetery towards the S end of Staple Gardens (Nos. 1-3 Staple Gardens/Walcote Chambers) containing over 200 aligned graves, including a

high proportion of infant burials (Kipling & Scobie, 1990). The full extent of this large infra-mural cemetery, which appears to have been of late 8th-9th century date, has yet to be established.

The substantial refurbishment of Winchester which appears to have been undertaken by King Alfred in the late 9th century AD, as part of his defensive strategy against Viking incursions, ushered in a period of intensive urban growth which continued until the early 12th century (Biddle, 1976, 272-77). The most obvious evidence for this systematic refurbishment is represented by the establishment of a regular street system, which largely remains intact. Present-day Staple Gardens (first referred to as *Brudenestret* in c.1110) forms a component of this late Saxon street system although its alignment appears to have been modified slightly by the late 12th-early 13th century. Archaeological evidence for intensive Saxo-Norman occupation has been revealed on a large number of sites within the NW corner of the city, including remains of timber buildings within regularly distributed tenement plots.

Although the status of Winchester as a seat of royal government and as a centre of wealth and population declined steadily from the mid-12th century onwards, it nevertheless appears to have remained among the front rank of English provincial towns throughout the 13th and the first half of the 14th century, with a lengthy phase of economic decline and depopulation occurring during the 15th and early 16th centuries (Keene, 1985, 86-93).

A detailed study of settlement growth and topography in medieval Winchester has suggested that there may have been a general redistribution of settlement from the higher, more westerly parts of the city towards the low-lying eastern half, which was more densely occupied by c.1300 (Keene, 1985, 141-2). This shift in settlement density is particularly marked in the NW corner of the city from archaeological and documentary records. Tower Street (*Snithelingstret*) which seems to have been among the more densely occupied streets in the survey of 1148, was almost completely deserted by c.1300, while at the N end of Staple Gardens, the tenement plots of Saxo-Norman date appear to have been amalgamated to form a single property by the late 12th century, which was in the possession of the Archdeacon of Winchester by no later than c. 1300.

The evidence of the tarrage survey of 1417 suggests that the decline in settlement density in the NW quarter of the city had intensified by the late 14th-early 15th century, probably as a result of successive outbreaks of plague from c.1349 onwards, and that the W side of Staple Gardens, extending westwards to Tower Street, largely consisted of garden plots.

Further evidence for the marginal nature of Staple Gardens by the late medieval period is indicated by its use as an unofficial rubbish dump for domestic waste, ordure and carcasses of dead animals (first recorded in 1382). By the early 16th century, it appears that part of Staple Gardens had been specifically marked out as a dumping ground for the city and this process continued until the 17th century; in 1601 a scavenger was appointed by the city with the task of carrying rubbish to Staple Gardens (Keene, 1983, 53).

Cartographic and documentary evidence indicates that the E side of Staple Gardens, extending northwards from Cross Street to the Northgate, remained largely as gardens or waste ground until the early 19th century. In 1755, the leasehold to the majority of the properties in this area was purchased by Mary Woods, Countess Dowager of Banbury, who also owned a residence at Staple Gardens. The properties in Staple Gardens held

by the Knollys family subsequently reverted to the City and the Archdeacon of Winchester or were sold to various persons as detailed in a plan of 1823. By the late 19th century, further building activity had taken place along both sides of Staple Gardens, as shown on the OS 1st edition 1:500 map of 1871. The most noteworthy addition was the Winchester Gasworks, built in 1834, which occupied extensive premises on the E side of Staple Gardens, immediately opposite the study area.

5. Site Specific Analysis (including Map Regression)

The specific study area comprises the existing modern two storey office building at Staple Chambers (SU 47947 29720) currently occupied by Carter Jonas, and the associated car parking area, situated on the W side of Staple Gardens, within the N corner of the historic walled city of Winchester.

5.1 Consultation of Archaeological Records

This section will analyse the available information from records of archaeological work carried out in the vicinity of the study area, and discuss its implications for the nature of the archaeological resource within the study area and the likely depth and survival of significant archaeological deposits and features. A substantial amount of archaeological fieldwork has been carried out in the locality of the study area during the past sixty years, revealing the presence of extensive stratified archaeological deposits and features dating back at least to the late Bronze Age/early Iron Age.

Prehistoric

Evidence of prehistoric settlement activity has been identified in close proximity to the study area at Staple Chambers, although these remains often appear to have been heavily truncated or removed by Saxo-Norman and later medieval occupation features.

Recent excavations carried out on the Northgate House site, immediately N of the study area, have revealed a sequence of occupation features and associated deposits of late Bronze Age/early Iron Age date. The earliest features comprised a series of five circular posthole structures producing pottery sherds of late Bronze Age/early Iron Age date, as well as a fragment of a large saddle quern and the skeletal remains of a human neonate (Teague & Ford, 2006, 15-17).

Evidence of middle to late Iron Age occupation, presumably associated with the large defended settlement enclosure of Oram's Arbour, has been identified in several locations in close proximity to the study area. Excavations carried out within the SCATS site at Archdeacons Close between 1952 and 1961 revealed a number of small pits or shallow post-holes cut into the natural gravel, four of which contained pottery of mid to late Iron Age date, as well as fragments of a spindle whorl and a saddle quern (EWC 7037; Cunliffe, 1964, 164-5).

More evidence of Iron Age activity was revealed in the same area during the recent programme of excavations at Northgate House, which identified up to four circular structures defined by shallow curvilinear gullies (Teague & Ford, 2006, 17-18). These features appeared to be cut directly into the natural and sealed by a mid-brown or

orange-brown silty clay containing quantities of angular flint gravel; this deposit, which directly underlay the Roman occupation levels, was interpreted as a pre-Roman cultivated soil (Teague & Ford, 2006, 19).

Further evidence of settlement activity of mid to late Iron Age date has been identified to the NW and W of the study area. A brief excavation carried out on the site of Bradley's Motor Works (No. 20 Staple Gardens) in 1959 revealed a small number of Iron Age postholes dug into the natural subsoil (EWC 7007). More substantial evidence of middle to late Iron Age date was identified during excavations at Tower Street in 1964 & early 1965 (EWC 6887), in advance of the construction of the large multi-storey car park & office complex (Ashburton Court) which revealed an extensive concentration of Iron Age occupation deposits and features, sealed beneath the remains of the later Roman defensive rampart (Biddle, 1965, 233-9; Collis, 1978, 186-97). Further evidence of prehistoric occupation has been identified to the NE of Staple Chambers, during recent excavations on the Jewry Street Library site, which revealed traces of a holloway and flanking V-shaped ditch, probably associated with the middle Iron Age enclosure of Oram's Arbour (Teague, 2006, 10).

Based on the above information, there would appear to be significant potential for encountering Iron Age occupation deposits and features within the study area, although these are likely to be somewhat limited in extent, characteristic of low-level, sporadic occupation. The results of archaeological fieldwork carried out to date suggest that there was a greater concentration of settlement activity to the NW and W of the study area, in the vicinity of Tower Street.

Roman

Substantial evidence of Roman activity has been identified in several locations close to the study area, including remains of street alignments, masonry and timber structures and associated occupation deposits and features. The survival of these deposits and features varied considerably, depending on the extent of truncation by Saxo-Norman and later medieval activity.

Rescue excavations and a subsequent watching brief undertaken on the SCATS site at Archdeacons Close in 1960-1 revealed four pits, one of which was timber lined, containing finds ranging in date from the 2nd-4th centuries AD (Cunliffe, 1964, 165). Excavations undertaken at the same time in the roadway of Staple Gardens, immediately E of Archdeacons Close, revealed a 1.22m thick layer of gravel at least 2.6m wide, which was interpreted as part of a possible Roman street running on a roughly NNE-SSW alignment (EWC 7038; Cunliffe, 1964, 167). The projected alignment of this street would appear to cross directly in front of the existing offices and the southern part of the existing car park.

Evidence of intensive Roman occupation immediately N of the study area was identified during the extensive programme of excavations carried out at Northgate House in 2002 and 2005-6. Extending roughly E-W across the site were the remains of a metalled street, which may have originated as a shallow holloway of pre-Roman origin and was subsequently metalled during the Roman period. Aligned at right angles to this street was an extensive area of flint metalling, situated in the NW quadrant of the site, which may have represented a street or courtyard surface (Teague & Ford, 2006, 19-20).

Flanking the E-W aligned street on both sides were the remains of several buildings of timber and masonry construction, the earliest (on the N side) consisting of timber structures tentatively dated to the late 2nd century or later. A further phase of timber structures was identified on the N side of the street, provisionally dated to the late 3rd – early 4th century. The remains of a rectangular masonry-founded structure were also identified immediately N of the street; this appeared to have been destroyed by fire no later than the late 3rd century AD, following which the site was levelled with redeposited natural.

On the S side of the metalled street, the poorly defined remains of two structures were identified, evidenced by postholes and traces of chalk flooring and occupation debris. One of the structures, situated 22m S of the street alignment, contained evidence of intense burning possibly associated with industrial activity on the site, while the discovery of bone weaving tablets on the eastern side of the structure suggested a possible association with textile manufacture. Another building, located immediately S of the metalled street, contained a rectangular cesspit and a complete neonate inhumation burial was discovered within or immediately W of the structure (Teague & Ford, 2006, 21-22).

The first structure seems to have fallen out of use by the late 3rd-early 4th century while the latter structure appears to have remained in occupation until the end of the 4th century. These features and deposits were sealed by an accumulation of 'dark earth' suggesting a prolonged abandonment of the site in the late Roman/post-Roman period (Teague & Ford, 2006, 22-23).

Evidence of Roman settlement activity has also been found to the NE of the study area, during excavations at the Jewry Street Library site, which identified the cut of a possible brick-lined water conduit with well-laid flint foundations and quantities of Roman brick in the backfill, along with the remains of several timber structures of late 1st-2nd century date flanking the W side of a metalled street aligned NE-SW. These structures were similarly overlaid by a 'dark earth' deposit of probable late Roman or post-Roman date (Teague, 2006, 11-13).

Based on the previous archaeological investigations undertaken in the vicinity of the study area (in particular those on the immediately adjacent Northgate House site) there is significant potential for encountering evidence of Roman occupation, in terms of structural remains and associated features such as cesspits and rubbish pits, with potential for recovering artefactual assemblages associated with domestic occupation, industrial activity or textile manufacture as well as ecofactual assemblages (animal bone, fish bone and mollusca). It is possible that any structural remains found may be associated with the possible metalled street running NNE-SSW, the projected course of which appears to extend directly across the front (E) end of the study area. However the survival of Roman occupation deposits and features is likely to depend on the extent of truncation by Saxo-Norman and later medieval and post-medieval activity.

Saxo-Norman (c. 850-1200)

Evidence of intensive Saxo-Norman occupation has been identified in several locations close to Staple Chambers. Of particular importance are the results of the recent programme of excavations undertaken at Northgate House, immediately N of the study area, which revealed an exceptionally well preserved, complex and deeply stratified sequence of occupation features and deposits of Saxo-Norman date, including more than 190 pits and wells (Teague & Ford, 2006).

The earliest feature identified belonging to this phase of activity was the line of *Brudenestret*, the forerunner to present day Staple Gardens, which appears to have been somewhat wider and/or on a slightly different alignment compared to its present day counterpart. Up to six separate properties were identified fronting directly onto the line of *Brudenestret*, while to the rear of these plots another three properties were identified, apparently fronting onto *Snidelingstret* (modern Tower Street). The properties consisted of large rectangular, regularly spaced plots; their boundaries being identified from the spatial layout of structures and pit groupings/alignments within them. A blank area devoid of activity appeared to represent a boundary separating these two blocs of properties flanking *Brudenestret* and *Snidelingstret* respectively.

The survival of deposits and features of Saxo-Norman date varied somewhat across the site, with a greater concentration of surviving features away from the street frontages. Within the southern part of the excavation area complex horizontal stratigraphy, consisting of floors, yards and occupation surfaces, remained reasonably intact, with deposits surviving to a thickness of 1.0m, however the thickness of these deposits decreased northwards to thin, discontinuous spreads, except along the eastern part of the site where they had slumped into earlier pits (Teague & Ford, 2006, 23).

The structures occupying these properties exhibited several phases of demolition and re-construction, which appear to have taken place between the mid 9th and the early to mid 12th century. Archaeomagnetic dating of a hearth in one of the properties flanking *Brudenestret* yielded a final firing date of c.850-950 AD while the latest hearth in the same property was dated to c.1030-1200 AD (Teague & Ford, 2006, 29).

The buildings appeared exclusively to be of timber construction with rammed floors and wattle and daub walls; the marked lack of roof tiles indicates that they were probably thatched. Several contained hearths and ovens with evidence for domestic use, hornworking and metalworking activity, while some also contained chalk lined wells. At the rear of these properties were large clusters of domestic rubbish pits and cesspits which yielded a remarkably rich artefactual and ecofactual assemblage, including substantial quantities of ceramics, iron slag and metal objects (both structural items and domestic objects), animal and fish bones, attesting to intensive occupation within this area during the 9th-12th centuries.

To the NE of Staple Chambers, another programme of archaeological work undertaken on the Jewry Street Library site in 2005-7 (EWC 11834) revealed significant evidence of Saxo-Norman occupation. Several large concentrations of pit and post-hole features were identified, containing a rich artefactual and ecofactual assemblage relating to domestic activity and trade, which appeared to represent intensive activity to the rear of five properties fronting onto the E side of Staple Gardens. Unfortunately, evidence for buildings associated with these clusters of pits had been removed by later terracing (Teague, 2006, 13-14)

Further indications of the intensive nature of Saxo-Norman occupation along Staple Gardens were revealed during a programme of limited excavation undertaken in advance of residential development at Nos. 26-27 Staple Gardens in 2001-2 (EWC 12042; Moore & Preston, 2008, 140-44). These excavations revealed the remains of one, possibly two late Saxon buildings with a long sequence of floor and occupation deposits, as well as evidence for a late 11th-12th century road surface constructed of large flint cobbles. Significant evidence for metalworking activity was identified across the excavated area, as well as a large concentration of butchered animal bone indicative

of a butcher's yard in the northern part of the site. Further evidence of intensive Saxo-Norman occupation, with evidence of timber structures and gravelled yard surfaces, was identified during rescue excavations on the adjoining site at No. 28-29 Staple Gardens in 1989 (EWC 6436-6438).

From the evidence of previous excavations undertaken in the vicinity of the site, in particular, the recent investigations at Northgate House, there is high potential for encountering occupation deposits and features of Saxo-Norman date within the study area. This may well include evidence of the original course of *Brudenestret* (present-day Staple Gardens) as well as occupation features (including remains of structures, rubbish pits and wells) and deposits associated with a southward continuation of the Saxo-Norman properties along the west side of *Brudenestret* which were identified during the excavations at Northgate House.

Based principally on the results of the excavations at Northgate House immediately N of the study area, which in places revealed well-preserved horizontal stratigraphy assigned to the Saxo-Norman period, as well as producing an exceptionally rich artefactual and ecofactual assemblage, there is potential for well-preserved, deeply stratified occupation deposits of Saxo-Norman date to survive within the study area (possibly to a depth of 1.0m), although the survival of these features is dependent on the extent of disturbance by medieval/post-medieval occupation features and associated landscaping activity.

Medieval

Archaeological work undertaken in the vicinity of the study area over the past sixty years has yielded evidence of medieval occupation along both sides of Staple Gardens. Of particular importance are the excavations undertaken on the SCATS site (subsequently known as Northgate House) in the early 1960s and in 2005.

These revealed evidence of a gradual cessation of occupation associated with the Saxo-Norman tenement plots flanking *Brudenestret* and the amalgamation of the majority of these plots to form a single property, followed by the construction of several substantial masonry structures (including a chapel and hall with undercroft) which appear to have been constructed in the second half of the 12th century and further extended in the 13th-14th centuries.

The early history of this property and its associated buildings is poorly documented; it may originally have been established as a private residence belonging to a wealthy citizen of Winchester in the late 12th century, however by the end of the 13th century it is referred to as a tenement named 'Dorkyng', in the hands of the archdeacon of Winchester. The chapel has been identified with the parish church of 'Our Lady in Burdenstrete', of which little is known except that it was recorded in 1452 as one of seventeen parish churches in Winchester to have fallen down in the previous eighty years (Keene, 1985, 637-41).

Excavations on the Northgate House site in 1960-1 revealed the heavily robbed, rammed chalk foundations of two contemporary masonry structures, interpreted as the remains of a chapel (oriented E-W) and the vaulted undercroft of a substantial house of upper-hall type, located immediately SE of the chapel (EWC 7040; Cunliffe, 1964, 167-70). The chapel was built directly on one of the Saxo-Norman properties flanking *Snidelingstret* while the hall appeared to occupy the rear of at least two of the properties fronting onto *Brudenestret*.

Both the hall and chapel appeared to have been constructed in the second half of the 12th century; the excavations also revealed two distinct phases of alterations to the hall probably made during the late 13th-early 14th century. The first phase of alterations was represented by the remains of a masonry wall abutting the SW corner of the hall, built over the edge of a large pit containing building debris and ceramics of late 13th-early 14th century date. The second phase of activity consisted of walls extending to the E of S of the hall which appeared to post-date the extension to the W of the hall and were dated approximately to the 14th century. Occupation of the buildings appears to have continued up to the 15th century, around which time the buildings were demolished and the foundations heavily robbed.

Further evidence of structural remains associated with the same complex of buildings was identified during the Northgate House excavations in 2005. These revealed substantial chalk footings relating to the 12th century chapel, adjacent to which were the remains of a chalk lined well and a large circular pit, which might have been contemporary with the chapel.

To the S of these features, a substantial wall foundation of mortared chalk rubble was identified which was interpreted as representing the original southern boundary of the Archdeacon's property. To the S of this boundary was evidence of a tenement plot aligned E-W and fronting onto *Brudenestret*, within which two phases of buildings were identified, the earliest consisting of a timber structure of 12th-14th century date succeeded by a substantial masonry built structure, incorporating a possible undercroft and a chalk lined well (Teague & Ford, 2006, 33-35).

Further to the E, along the line of *Brudenestret*, evidence of occupation of 12th-13th century date was identified, cutting features associated with the main phase of Saxo-Norman activity (and therefore post-dating it). This consisted of a substantial stone lined well shaft, probably of 12th century date, which appeared to have been backfilled by no later than the 13th century and was in turn overlaid by a cobbled yard of 13th/14th century date. To the S of this well shaft, along the line of *Brudenestret*, several large rubbish pits were identified, containing pottery ranging in date from the 11th-14th centuries.

The results of the excavations at Northgate House in 1960 and 2005-6 both attest to an almost complete absence of activity on the site from the 15th century through to the mid 19th century, when the Victorian residence of No. 21 Staple Gardens (also known as Northgate Place) was built. This corresponds well with the documentary evidence, which indicates that occupation had probably ceased by the middle of the 15th century and that the chapel and other associated buildings had been destroyed by c.1450.

Relatively little archaeological work has been undertaken on properties situated on the W side of Staple Gardens, between Northgate House and Cross Street, with the exception of a watching brief undertaken in 1983 on the excavation of a 2m deep storm drain trench, dug N-S along the W side of Staple Gardens for a distance of 38m, immediately in front of Staple Chambers (EWC 7061).

At the northernmost end of the drainage trench, the remains of a masonry wall, oriented E-W, were identified at a depth of 0.4m below existing ground level, constructed of chalk lumps within a dark yellow mortar and standing to a height of 1.1m, which overlaid a layer of solid decayed chalk extending to the base of the trench. To the S of this wall, the remains of a chalk lined well were also identified in the E facing section, at an approximate depth of 0.80m below ground level. Due to the absence of any associated floors or external deposits, the masonry wall was interpreted as a boundary feature; its

location suggests that it could represent the southward extension to the Archdeacon's property which appears to have taken place at some point during the late 13th-early 14th century.

Excavations on other sites in the vicinity of the study area (including Nos. 28-29 Staple Gardens and the Jewry Street Library site) appear to suggest a reduction in the extent and intensity of occupation during the medieval period, compared to the intensive phase of Saxo-Norman occupation witnessed on these sites.

In spite of severe truncation by modern terracing, which had removed much of the horizontal stratigraphy, excavations at the Jewry Street Library site nevertheless revealed evidence of continued medieval occupation. Significantly, the pattern of regularly distributed Saxo-Norman tenement plots in this area appears to have remained relatively unaltered during the medieval period, compared to the results of the Northgate House excavations.

Within the northernmost property was evidence of a substantial masonry undercroft that had been partially truncated by the corner of a 1940s air raid shelter, together with chalk footings to the E representing a second, smaller masonry structure; the presence of postholes suggested the existence of timber buildings between the two structures. The undercroft appeared to have been demolished and filled in with garden soils dated to the 13th-14th centuries. Evidence of medieval activity within the properties further to the S had been truncated by modern terracing; however occupation surfaces and associated structural features of 12th-13th century date were preserved in the subsidence hollows of pit features within these properties, although the survival of these deposits and features varied considerably (Teague, 2006, 14-16).

Based on the results discussed above, there appears to be significant potential for encountering occupation deposits and features of medieval date within the study area, although the survival of these deposits and features will depend on the extent of truncation by post-medieval and modern structures and associated landscaping activity.

There is potential for identifying evidence of occupation associated with properties which are documented as extending along the W side of *Brudenestret*, as well as evidence for the southward extension of the Archdeacon's tenement and the reorganization of the tenement plots to the S which appears to have occurred during the late 13th-early 14th century.

The discovery of a masonry wall and chalk lined well of possible medieval date immediately W of Staple Chambers indicates the potential for structural remains of this period to be encountered within the study area at a relatively shallow depth (potentially as shallow as 0.4m below existing ground level). It is possible that evidence for the abandonment of these properties and their conversion to gardens (which appears to have occurred gradually from the 14th-early 15th century onwards) will also be encountered, represented by an accumulation of garden soils.

5.2 Documentary Study and Map Regression

Prior to the late 13th century, there is a marked absence of documentary evidence for occupation within the specific study area. Although a total of 32 tenement plots are recorded along *Brudenestret* (later Bridney Street, present day Staple Gardens) in the

two surveys of Winchester undertaken in c.1110 and 1148 (Barlow, 1976, 12), it is extremely difficult to identify the majority of these plots with properties documented in later medieval records, which suggests that there had been a significant reorganization of property boundaries along Staple Gardens at some point during the late 12th-13th centuries.

By the end of the 13th century (when documentary records are more plentiful), the study area itself appears to have been situated within two distinct properties. The northernmost part lay within a substantial tenement plot known as 'Dorkyng' (later Archdeacon's Close, referred to as Plot No. 247 in Keene's *Survey of Medieval Winchester*), which belonged to the Archdeacon of Winchester by the late 13th century.

The central and southern parts of the study area, to the S of 'Dorkyng', were situated within another large tenement plot that originally lay between *Brudenestret* to the E and *Snidelingstret* (Tower Street) to the W. Documentary records show that this plot was divided into two unequal portions by no later than 1590; these are referred to as Plot Nos. 245 and 246 in Keene's *Survey*.

(i) Archdeacon's Close (Dorkyng)

The northern part of the study area was originally situated within the southern boundary of a large tenement plot extending E-W from *Brudenestret* to *Snidelingstret*. It has been suggested that this tenement might be identified with the 'mansio' or messuage held by one Drogo 'with his servants and chattels' in *Brudenestret* recorded in the 1148 survey of Winchester (Norton, 1964, 171-2). While the use of the term 'mansio' to describe this property suggests that it was of considerable importance, it cannot be conclusively identified with the tenement later known as 'Dorkyng'.

The results of the excavations at Northgate House indicate that there were possibly up to nine separate properties occupying the site of the Archdeacon of Winchester's tenement from the mid 9th century until the early to mid 12th century, and that these properties were subsequently amalgamated to form a single tenement, within which a masonry built chapel, first-floor hall and an associated complex of buildings was constructed in the late 12th century. Unfortunately, no records have been found to shed light on the critical period c.1150-1250, when it appears that the Saxo-Norman tenement plots were largely swept away and the boundaries of the tenement later known as 'Dorkyng' were established.

The name 'Dorkyng' appears originally to have referred to a lane running through the property, between Staple Gardens and Tower Street, which the Archdeacon was ordered not to enclose in 1271; by the early 15th century it was used to refer to the entire property held by the Archdeacon (Keene, 1985, 641). The extent and course of the lane known as 'Dorkyng' remain uncertain; there is a reference in 1280 to one John son of Richard Starie paying the King 8d rent for purprestures (encroachments) of a lane 'apud Dorkynege' measuring 60 feet × 16 feet and another piece of land there measuring 50 feet × 16 feet (Keene, 1985, 641; NA JUST1/784 m. 33d).

Documentary records indicate that the tenement was probably in the possession of the Archdeacon of Winchester by no later than c.1270. At some point before 1303, the property was enlarged further to the S; by a deed registered in that year Petronilla, widow of Adam of Northampton, granted to Master Philip of St Austel (Archdeacon of Winchester 1285-1304) the moiety of a garden which had belonged to Agnes Greysbank and lay between the Archdeacon's garden on the N and Petronilla's tenement on the S, measuring 15½ yards in width next to the Archdeacon's garden and extending E-W from *Brudenestret* to *Snidelingstret* (Keene, 1985, 641; BL Stowe MS 846, f. 6v).

Although excavations have revealed the presence of a chapel, first floor hall and associated buildings on the site, documentary evidence indicating the extent of these buildings and how long they remained in occupation is extremely limited. Relatively little is known about the subsequent history of the Archdeacon's tenement or the chapel within it.

The tarrage roll of 1417 (HRO Ref. W/E3/1) refers to payment of 12d for 'a tenement now a garden of the lord Archdeacon of Winchester called Dorking which Thomas Smale and John Frenshe hold', which supplies a convenient *terminus post quem* for the demolition of the Archdeacon's residence. Very little is known about the chapel adjoining the Archdeacon's residence, which has been identified by several historians with the parish church of St Mary in Brudenestret (*Our Ladye in Burdenstrete*) which was described in 1452 as one of seventeen parish churches of Winchester which had fallen down in the previous 80 years, suggesting a likely demolition date of somewhere between c.1370-1450 (Keene, 1985, 641).

The tarrage rolls for 1590 and 1604 (BL Addit MS 6133; HRO Ref. W/E3/3) record the tenement known as 'Dorkyng' (subsequently referred to as Archdeacon's Close) as a garden held from the Archdeacon by William Burton and there is no documentary or cartographic evidence for building activity within the property until the early 19th century.

Subsequently, it appears that the leasehold to Archdeacon's Close had been acquired by William Horwood towards the end of the 17th century. After Horwood's death in 1698 the lease passed to his daughter and heir Mary Woods, described as a widow in 1711. By no later than 1755, the leasehold to a substantial block of property between Staple Gardens and Tower Street, including Archdeacon's Close, had been acquired by Mary Woods Knollis, Countess Dowager of Banbury (d.1762) and remained in the possession of the Knollis (Knollys) family, Earls of Banbury until shortly before 1823 (HRO Ref. W/F3/383).

From the early 15th century through to the 19th century, the available documentation indicates that Archdeacon's Close remained as gardens throughout this period, with no evidence of building activity. This is confirmed by the cartographic evidence; Speed's plan of 1611 (**Fig. 2**) shows the W side of Staple Gardens as occupied by gardens and orchards, devoid of any buildings, while Godson's map of 1750 shows Archdeacon's Close as completely open ground.



Fig. 2: Extract from Speed's Map of Winchester showing the NW corner of the walled city, including Staple Gardens (Reproduced by courtesy of Hampshire Record Office)

(ii) *The properties S of Archdeacon's Close*

The central and southern parts of the study area originally appear to have lain within three distinct tenement plots, which were amalgamated into a single property by the late 13th/early 14th century. The northern tenement plot appears to have belonged to the Silvester family in the mid to late 13th century; it may be identified with the tenement in *Brudenestret* which Cristina widow of Robert Sigayn claimed as her dower against Edmund Silvester in 1249 and the tenement 'formerly of Andrew Silvester' recorded in a deed of 1303 as being situated immediately S of the Archdeacon's property (Keene, 1985, 636).

This property and another tenement plot immediately to the S (described as formerly being held by Joan Girard) were obtained by Adam de Northampton, recorded as alderman of *Brudenestret* ward in 1280, and following his death were granted by his widow Petronilla to Cristina and Catherine, daughters of Adam le Hordier of Southampton in 1303 (NA JUST1/784 m. 33d). The deed describing this transaction refers to the capital tenement of Adam and Petronilla as lying to the S of the tenement plot formerly held by Joan Girard, which presumably formed the southernmost third of the property acquired by Adam de Northampton.

By 1319, the entire property was in the possession of William de Drokenesford and his wife Catherine; after William's death Catherine granted it to John Ace, rector of Brown

Candover, who in 1337 sold the property, then described as a tenement and garden, to Thomas de Medmenham and his wife Cristina. By the early 15th century, it appears that this property had come into the possession of the hospital attached to Swithun's Priory; the tarrage survey of 1417 describes it as 'the gardens of the chaplain of Munkenspitall which John Somerford, Robert Steward and others held' (HRO Ref. W/E3/1). From this entry it may be inferred that any buildings that may have occupied the property in the 13th-14th centuries had been demolished and that the entire plot had been converted into gardens.

At some time before 1590, it appears that the property had been divided into two unequal sized portions, the southern part being held by the Dean and Chapter of Winchester and leased to various tenants, while the northern part was held by one William Burton (the lessee of Archdeacon's Close), who had purchased it from William Bethell, who is recorded as holding the plot in 1571 (HRO Ref. W/F2/3 f.130). The boundaries of the northern part of the property (referred to as Plot No. 246 in Keene's *Survey*) approximately correspond to the central and southern parts of the existing site at Staple Chambers, while the remainder (referred to as Plot No. 245 in Keene's *Survey*) corresponds to the site of the former Bradley's Garage at Staple Gardens (Keene, 1985, 636).

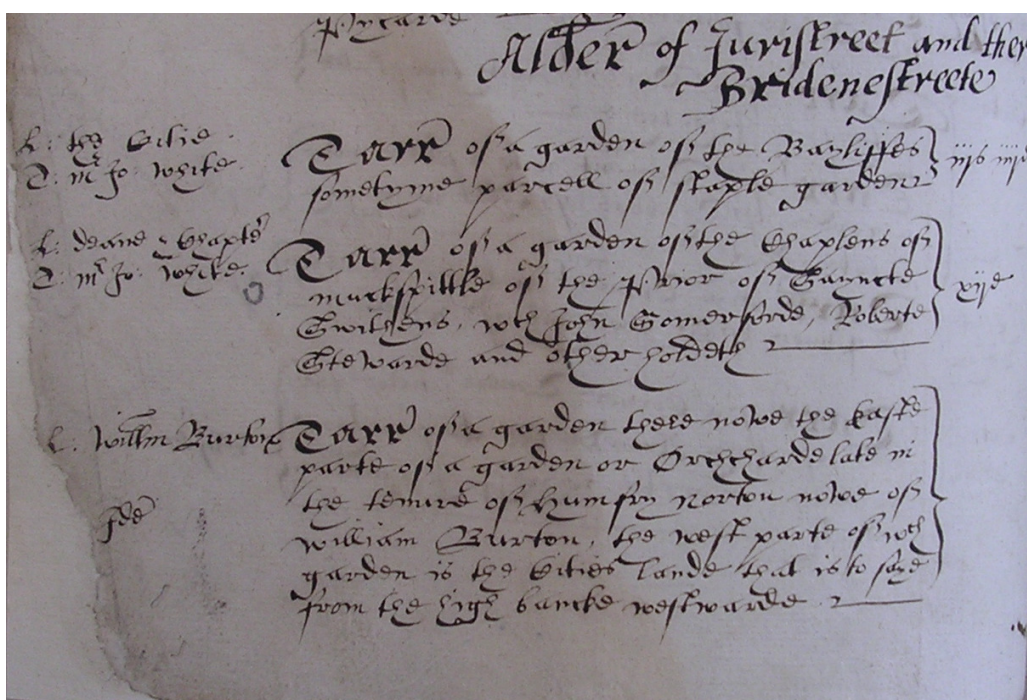


Plate 1: Extract from Tarrage survey of 1604
 (Reproduced by courtesy of Hampshire Record Office)

The northern part of the property in fact formed the eastern portion of a large garden or orchard belonging to William Burton (d.1606), extending westwards to Tower Street. Burton appears to have purchased the eastern portion of the garden (fronting onto Staple Gardens) by no later than 1590, while the western portion of the garden (extending W to Tower Street), which was held on lease from the City for 9s rent, was acquired by Burton in 1600. The eastern and western portions of the garden were separated by a 'high bancke' referred to in the tarrage survey of 1604 (**Plate 1**).

By his will (dated 7 Dec 1603, proved on 29 Sep 1606), William Burton bequeathed his estate at Staple Garden to his wife Elizabeth Burton (HRO Ref. 34M91W/210), following which it appears to have been purchased by one Martin Yalden alderman of Winchester (d.1642) and was subsequently held by his widow Mary Yalden (d.1663). After her death the property appears to have been acquired by William Horwood, alderman, who held it at the time of his death (d.1698). After his death it passed to his daughter and heir Mary Woods, described as a widow in 1711 (HRO Ref. W/F3/383).

The subsequent descent of the property is clarified by a lease dated 16th July 1823 of land immediately abutting it to the W; the boundary description refers to 'a piece or parcel of land or ground (on the east) formerly belonging to the said William Knollis and lately sold to John Sayer' (HRO Ref. W/F2/15). From this record, it would appear that the freehold to this property was acquired by the Knollys family, Earls of Banbury, probably in the mid 18th century along with other properties along the E side of Staple Gardens. In or shortly before 1823, the freehold title to the property was purchased by John Sayer Esq, who had also acquired other properties along Staple Gardens, to the S of Cross Street.

William Godson's map of Winchester dated 1750 (**Fig. 3**) shows the site E side of Staple Gardens, northwards of Cross Street, as open ground, with the exception of a row of buildings aligned N-S (presumably cottages) in the approximate location of the study area, immediately to the N of which was a small L-shaped enclosure. This row of buildings and the associated enclosure to the N is shown as essentially unchanged on Milne's plan of 1791 and Roper's plan of Winchester dated 1805.

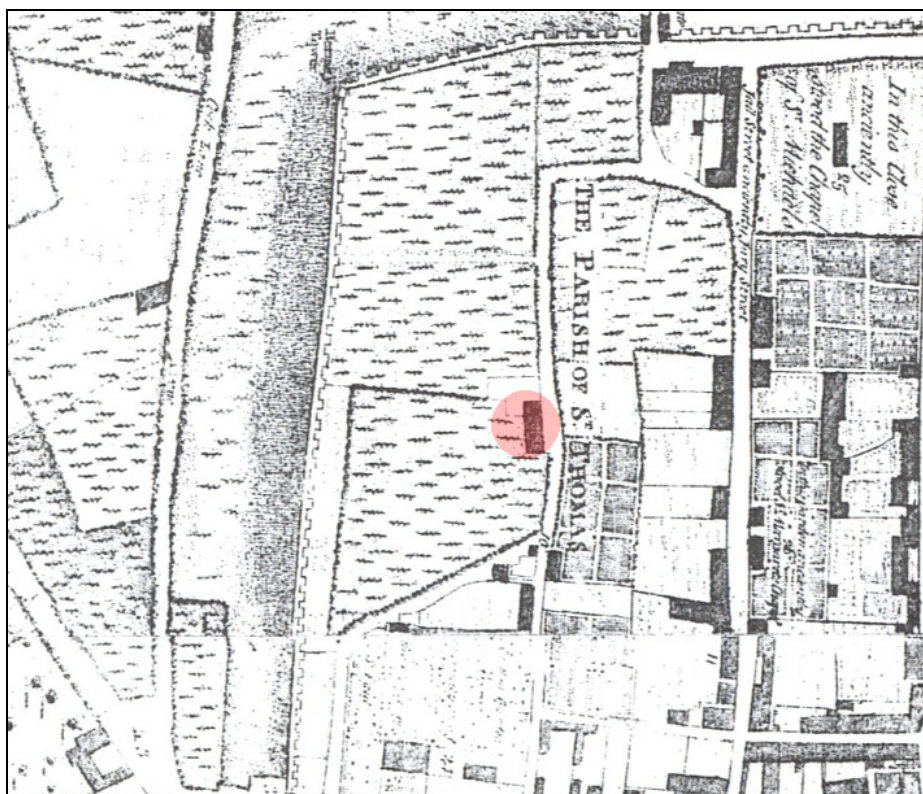


Fig. 3: Extract from W. Godson's Map of Winchester (1750) showing the site occupied by a row of cottages with an extensive area of open ground to the N and W
(Reproduced by courtesy of Hampshire Record Office)

(iii) From c.1820 to the present day

There appears to have been a significant reorganization of property boundaries along the E side of Staple Gardens in the early 1820s, which was probably connected with the reversion of the substantial bloc of leasehold properties previously held by the Knollys family in Staple Gardens, either to the City or the Dean and Chapter of Winchester.

These properties appear subsequently to have been leased out or sold to various persons, as reflected in a plan drawn up in 1823 showing the 'new divisions' along the E side of Staple Gardens (**Fig. 4**). This plan shows the site (marked in yellow) then lay within two distinct properties, comprising a narrow strip of land on the N side, adjoining Archdeacon's Close (which had been purchased by one Thomas Woodham Esq) and a much larger plot immediately to the S, the freehold of which had been purchased by one John Sayer Esq (HRO Ref. 41/M67/19/3).

The 1823 plan depicts a single rectangular building within Woodham's plot immediately fronting onto Staple Garden Lane, this appears to have been a dwelling occupied by Woodham and is described in a lease of 25 November 1831 relating to land in Archdeacon's Close as being 'the freehold of Thomas Woodham gent' (HRO Ref. 11M70/B7/52). Abutting this building to the S, an L-shaped block is depicted, presumably representing a row of cottages set back slightly from the street frontage (Fig. 5). The 1831 deed refers to this property as the 'freehold cottages and gardens sold to John Sayer'. It is unclear whether the buildings shown on this plan are identical with those depicted on Godson's plan of 1750; it is more likely that they had been rebuilt.

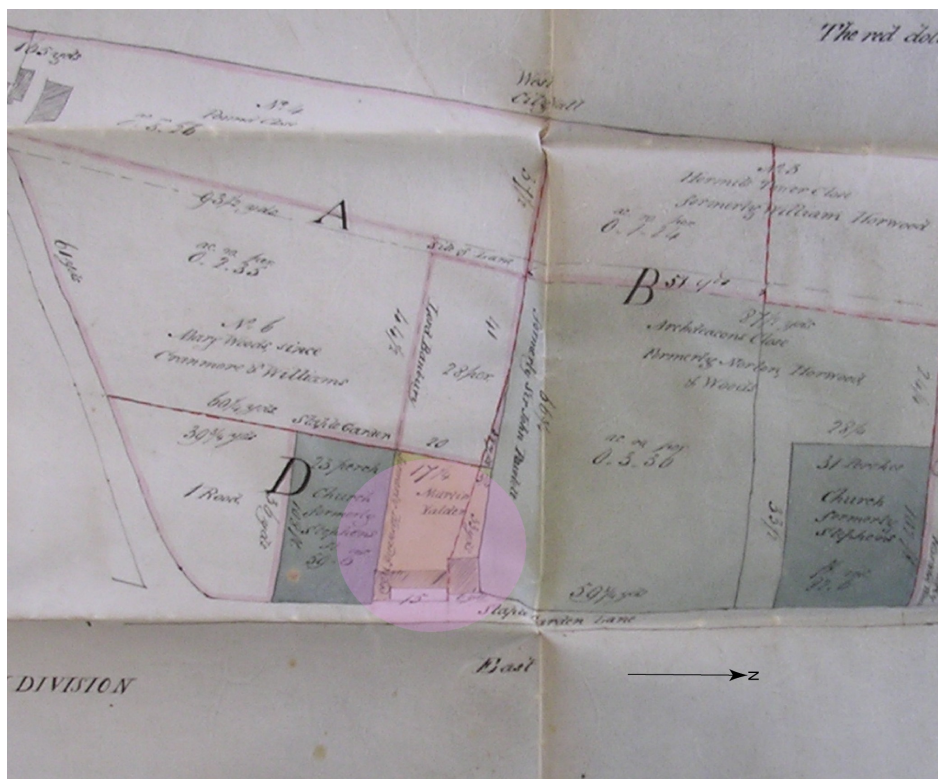


Fig. 4: Extract from a plan of Staple Gardens dated 1823 showing a row of cottages (circled) occupying the street frontage to the S of Archdeacon's Close.
 (Reproduced by courtesy of Hampshire Record Office)

Following John Sayer's death in 1827, his estate, including several properties in Staple Gardens, passed into the hands of his executors James and Richard Sayer. It appears that Sayer's cottages, together with the house and garden belonging to Thomas Woodham immediately to the N, were later acquired by the Winchester Gas Company, whose premises (established in 1834) lay immediately opposite.

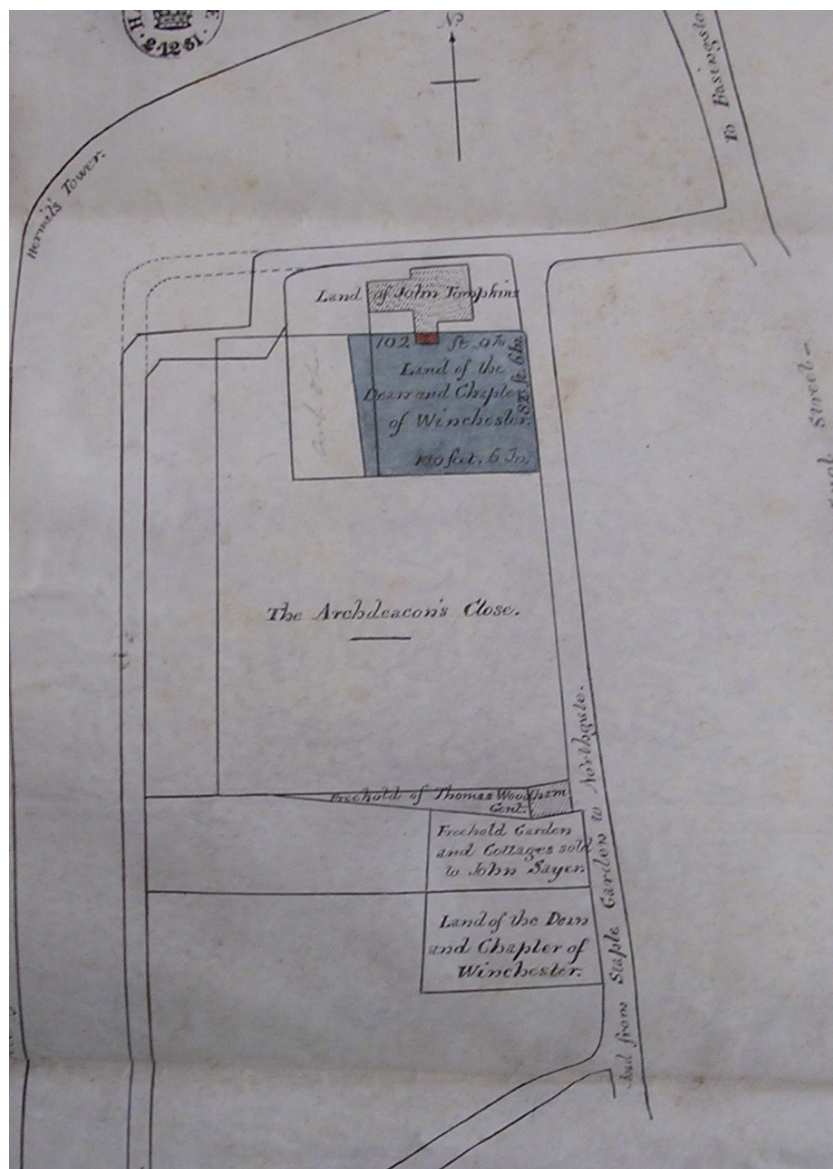


Fig. 5: Extract from a plan attached to a deed dated 25 November 1831 of part of Archdeacon's Close showing the freehold properties to the S of Archdeacon's Close belonging to Thomas Woodham and John Sayer respectively (Reproduced by courtesy of Hampshire Record Office)

Due to the lack of a deed recording this purchase, it is not known precisely when the Gas Company acquired these two properties; it is likely that it was not before 1848, as a plan contained in a deed dated 25 March 1848 relating to Archdeacon's Close marks Woodham's plot as 'late John Tomkins, now Charles Seagrim' (HRO Ref. 11M70/B7/60). However the census return for 1851 shows there was certainly a dwelling on the W side of Staple Gardens occupied by the manager of the gasworks, one Samuel Pontifex. This house may be identified with the property for which William Tinney, then manager of the gasworks, took out an insurance policy in 1853 and which is later recorded as No.

20 Staple Gardens (HRO Ref. 67M92W/18/5). The house is first shown on a plan attached to a deed of 2 April 1862 concerning a conveyance of land in Archdeacon's Close, on which it is marked as 'Gas Cottage' (HRO Ref. 11 M70/B7/63).

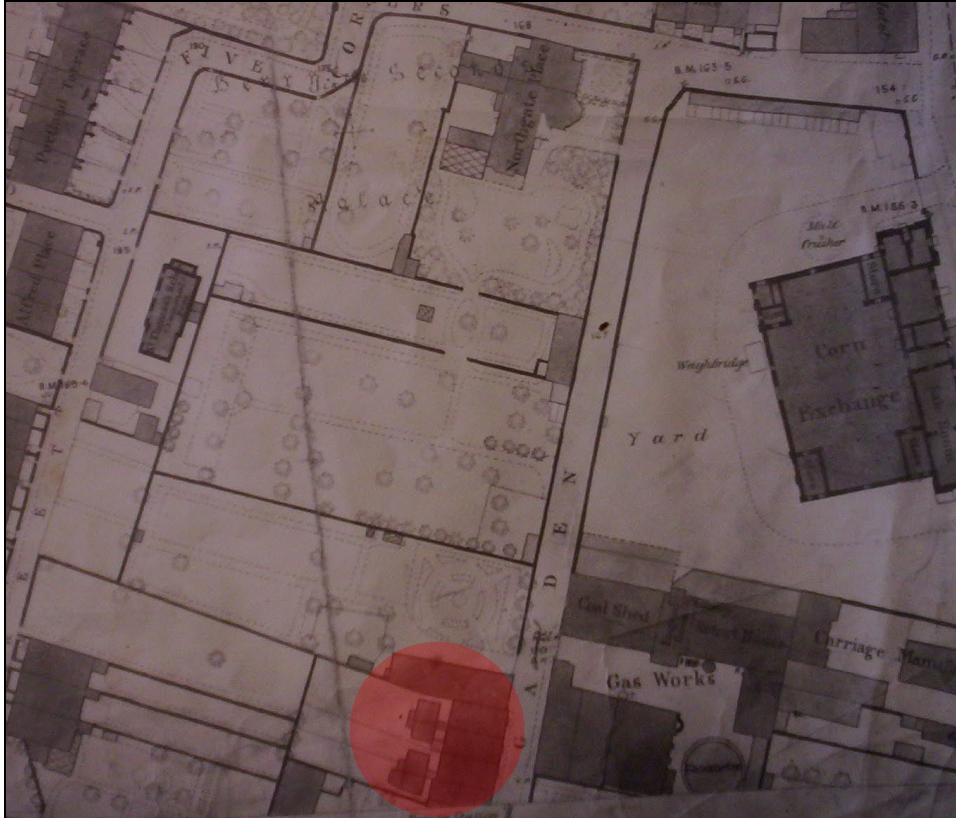


Fig. 6: OS 1st edition map (scale 1:500) of 1871 showing Staple Chambers site (on S edge of map) occupied by cottages and associated outbuildings with garden plots to N and rear
 (Reproduced by courtesy of Hampshire Record Office)

From the evidence of the OS 1st edition 1:500 map of 1871 (**Fig. 6**) and a detailed plan of the gasworks property in Staple Gardens dated December 1887 (HRO Ref. W/J5/38), it is possible to determine the extent and layout of the various buildings occupying the site. When compared with the plan of the properties along the W side of Staple Gardens dated 1823, it would appear that the row of dwellings shown on the earlier plan had either been extensively remodelled or demolished and completely rebuilt. The northernmost building consisted of the manager's house, which was originally situated immediately adjacent to the southern boundary of Archdeacon's Close. To the rear of the manager's house was a building marked on the 1887 plan as a 'Testing House'.

At some point between 1871 and 1887, a complex of buildings had been erected to the W of the manager's house consisting of a coach house, stables and storehouse with a courtyard to the N. In 1883, the Gas Company acquired a large rectangular strip of land to the N of the manager's house, forming part of Archdeacon's Close, on which formal gardens (including a fountain) had already been laid out as shown on the OS 1st edition map of 1871.

Immediately adjoining the manager's house to the S, the 1871 map depicts two pairs of cottages, both with rectangular washhouse buildings to the rear, situated within narrow rectangular garden plots. These cottages can be identified with Nos. 16-19 Staple

Gardens, which appear from the census returns and trade directories to have been humble artisan cottages. Unfortunately the photographic record for these buildings is extremely scanty; however it would appear that they comprised two semi-detached buildings of brick and stone masonry construction with low pitched roofs, the exteriors faced with regularly coursed flint masonry with brick pilasters

In 1861, Nos. 16-19 were occupied by a market gardener, a laundress and a police sergeant and a blacksmith respectively. The Winchester Directory of 1877 records that Nos. 16, 17 and 18 were occupied by Charles Jones (gardener), George Gloyne (a printer) and Thomas Evans (a gas-fitter employed at the gasworks), while Nos. 19-20 were occupied by William Tinney, then Manager of the Gasworks. Nos. 19-20 can be identified with the cottage immediately S of the Manager's House and the Manager's House respectively. It would appear that the extension of the Manager's House to include No. 19, the property immediately to the S, had taken place by no later than 1876, as William Tinney took out an insurance policy for both properties on 25th December of that year (HRO Ref. 67M92W/18/5).

By 1884; No. 18 Staple Gardens, immediately S of No. 19, had also been acquired by William Tinney. Both Nos. 18 and 19 Staple Gardens had been converted into offices by that date, while Nos. 16 and 17 were still occupied by Charles Jones and George Gloyne's widow, Emily Gloyne. The 1887 map (**Fig. 7**) shows the extensive changes that had taken place; the washhouse to the rear of what had formerly been No. 18 (now marked as offices) had been demolished while the pair of cottages to the S (marked as tenements) remained intact.

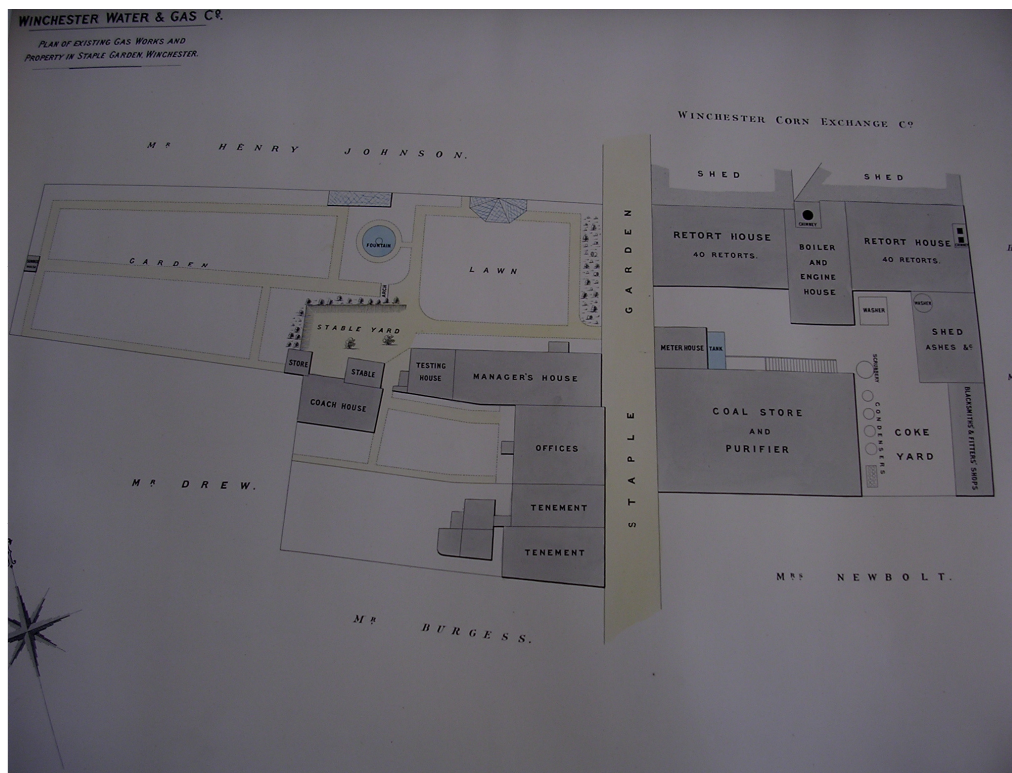


Fig. 7: Plan of the gasworks and adjacent properties on the W side of Staple Garden belonging to the Winchester Water and Gas Company dated 1887
 (Reproduced by courtesy of Hampshire Record Office)

Further changes appear to have taken place in the early 1890s, with the demolition of the original manager's house and the incorporation of No. 17 Staple Gardens into the Gas Company offices, which were also extensively refurbished. These changes are detailed on a set of plans of the proposed works dated 1893 drawn up by the prominent local architect and antiquary Thomas Stopher (HRO Ref. W/C11/1/798) and the OS 1st edition 25 inch map of 1897 which shows that the old manager's house had been demolished by that date (its site occupied by a coke yard) and the new residence built, situated to the NW of the original building (**Figs. 8 & 9**).

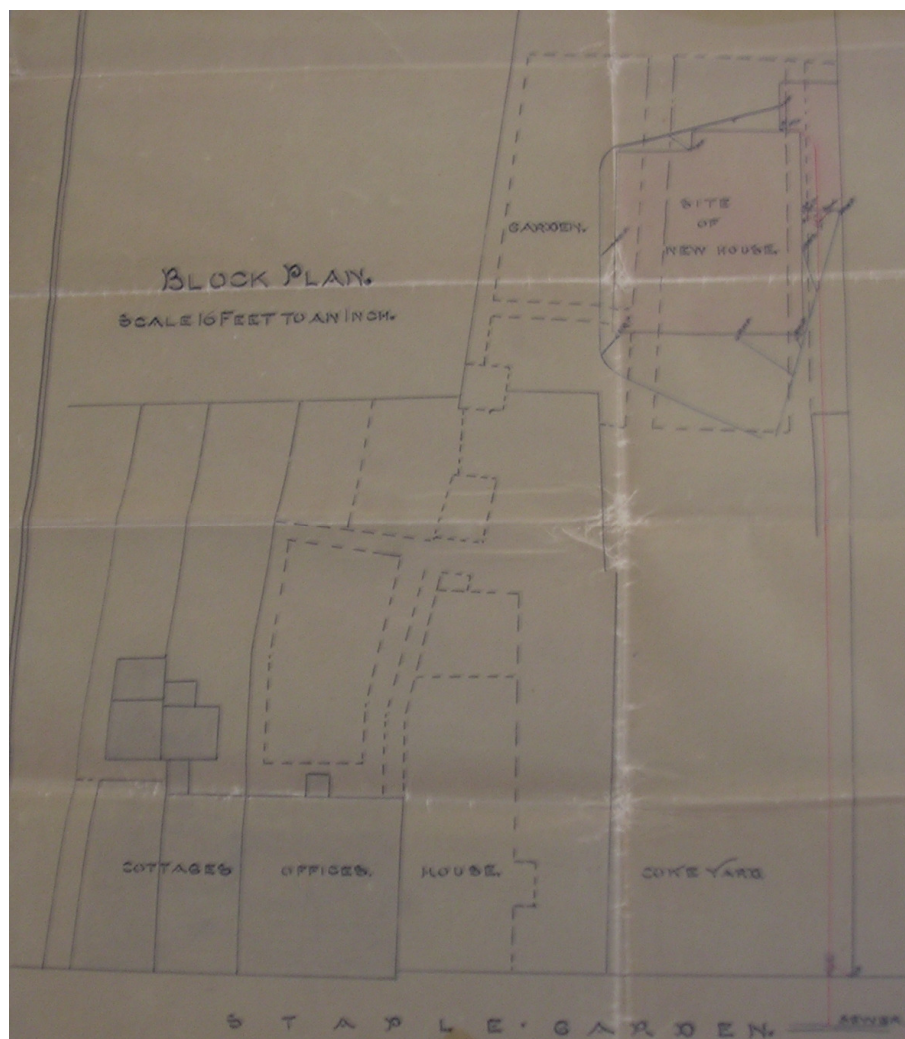


Fig. 8: Extract from plan dated 1893 showing the site of the former Gas Company manager's house at Nos. 19-20 Staple Gardens and the location of the new manager's house
 (Reproduced by courtesy of Hampshire Record Office)

Stopher also produced drawings for 'proposed alterations and additions to the offices of the Winchester Water and Gas Company', which contain elevations and detailed ground, first floor and cellar plans of the offices at that date (then occupying Nos. 18-19 Staple Gardens). From these plans, it appears that there was a cellar underlying Nos. 18-19, which appears to have been L-shaped in plan with a 'store for heavy goods' occupying the N part of the cellar (**Fig. 10**). The cellar appears to have been accessed by a flight of stairs at the rear end of the offices.



Fig. 9: Extract from OS 1st edition 25 inch map (1897) showing the study area following the demolition of the Gas Company manager's house at Staple Gardens
(Reproduced by courtesy of Hampshire Record Office)

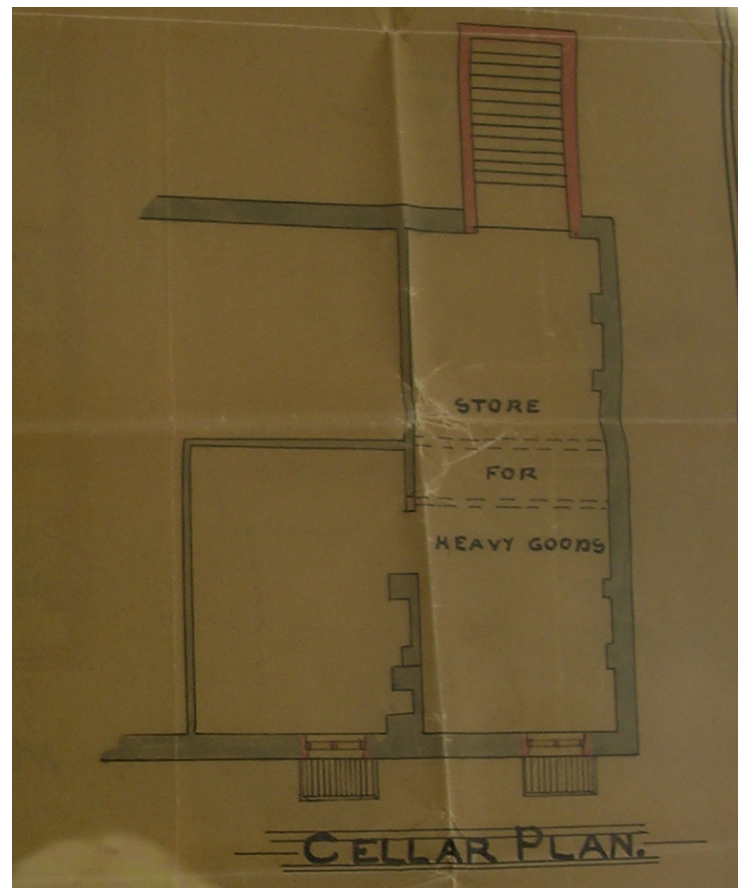


Fig. 10: Extract from plans by T. Stopher (1893) showing cellarage beneath Gas Company Offices at Staple Gardens
(Reproduced by courtesy of Hampshire Record Office)

No. 16, the southernmost cottage, appears to have remained in occupation until the early 1960s, while the Gas Company Offices (Nos. 17-19 Staple Gardens) were converted to use as a club room for the Winchester Municipal Sports Club in 1937, following the transfer of the gas works to a new site at Winnall in the previous year (HRO Ref. W/F4/1/47).

Substantial external repairs were carried out to Nos. 16, 17-19 Staple Gardens by the City Council in 1948 at an estimated cost of £103, 12s, 9d (HRO Ref. W/G1/668); however despite these repairs, proposals were discussed by the City Engineers in 1964 for the demolition of these properties, along with other Victorian tenement properties along Tower Street and Sussex Street. A plan of the buildings by the City Engineer, L.M. Perkins, dated April 1964 (**Fig. 11**) shows the layout of the buildings at Nos. 16-19 Staple Gardens prior to demolition (HRO Ref. W/C5/9/170/79). These show that a row of 6 prefabricated garages had been erected against the northern edge of the site.

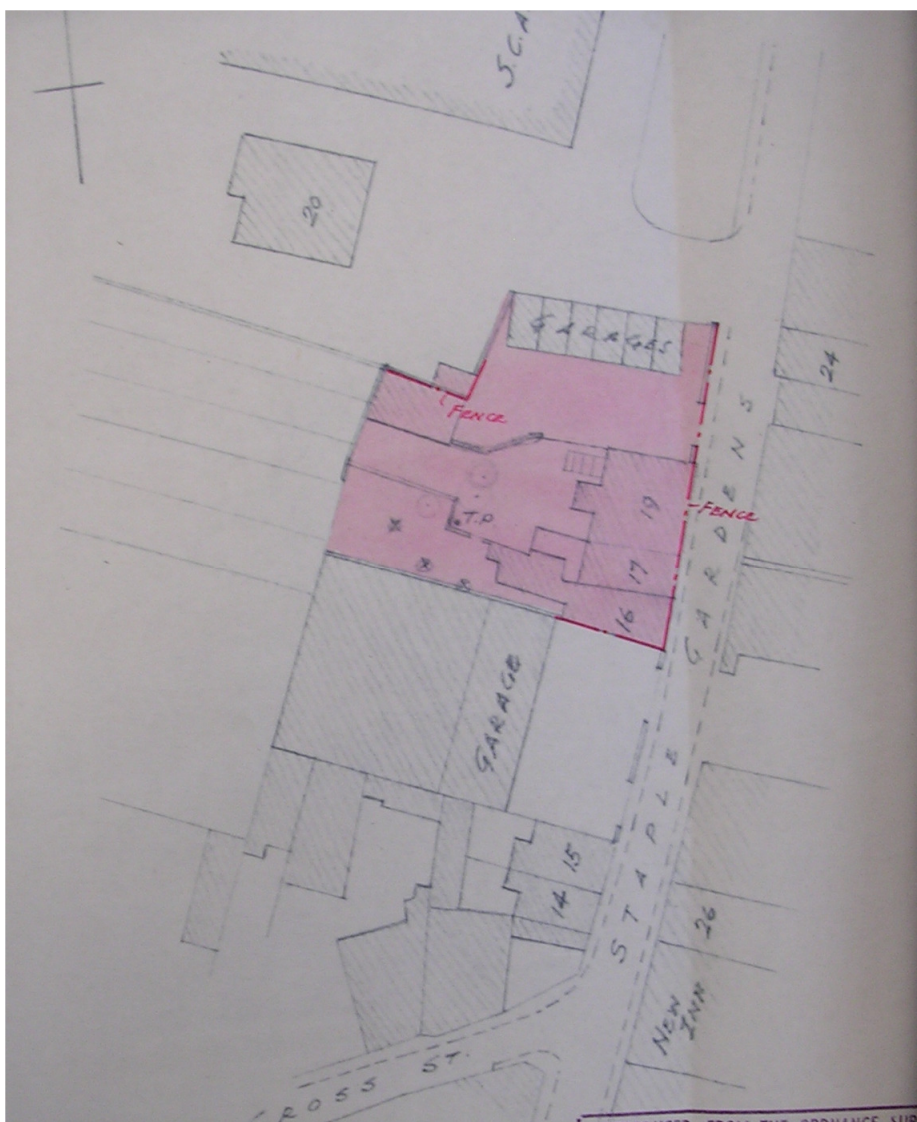


Fig. 11: Plan dated April 1964 drawn up by L.M. Perkins, City Engineer showing the layout of the houses at Nos. 16-19 Staple Gardens prior to demolition
(Reproduced by courtesy of Hampshire Record Office)

Nos. 16-19 Staple Gardens were demolished by the City Council in July 1964; the specification for the demolition, dated 2 July 1964 is of interest as it specifically mentions that 'the cellars are to be left intact and free of all debris' (HRO Ref. W/G1/1119). The extent of the cellarage beneath the demolished buildings is revealed in a set of plans dated July 1965, attached to proposals submitted to the Council by a local firm of architects, Pink and Arnold, for the erection of the present suite of two storey offices (HRO Ref. W/C11/3/223).

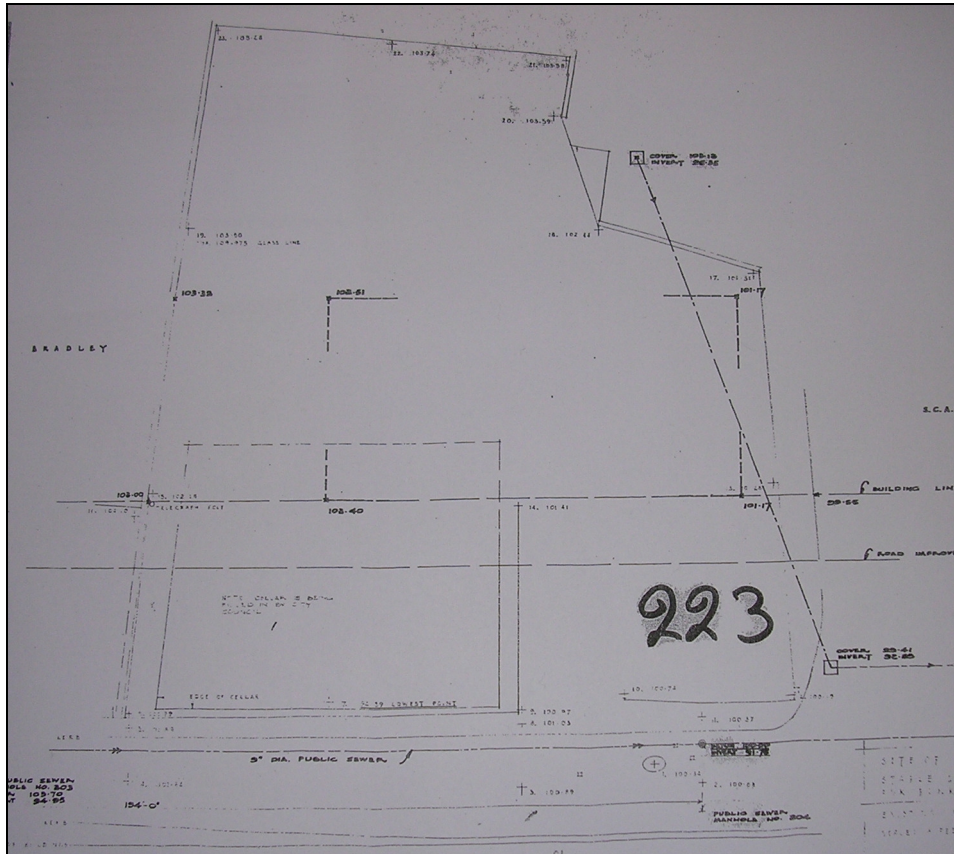


Fig. 12: Post-demolition plan of Nos. 16-19 Staple Gardens dated July 1965, showing the extent of the cellarage occupying the SE corner of the site (Reproduced by courtesy of Hampshire Record Office)

One of the plans (**Fig. 12**), showing the site post-demolition, indicates that the cellarage covered an area measuring approximately 7.90m (E-W) × 9.75m (N-S), located within the SE corner of the site, immediately adjacent to the street, and extended to an approximate depth of 1.85m. A note on the plan specifically states that 'the cellar is being filled in by the City Council', however the type of material used by the Council for the cellar backfill is regrettably not specified. The cellarage as depicted on the 1965 plan appears to lie within the footprint of No. 16 and possibly No. 17, with no evidence for the cellarage under Nos 18 and 19 as depicted on Stopher's plan of 1893.

The most plausible explanation would appear to be that this cellarage was filled in at some time before 1965 and was therefore not recorded on the architect's plan of that date. It is possible, as Stopher's plan shows 'proposed alterations and additions' that this cellar was never constructed, however this seems unlikely. Moreover, as the OS 1st edition plan of 1871 shows clearly, Nos. 16-17 and Nos. 18-19 Staple Gardens were

originally two pairs of identical cottages, so it is reasonable to assume that there were cellars underneath both pairs of cottages.

Whatever the case, it appears likely that archaeological deposits and features within the area covered by the 19th century cellarage will have been very heavily disturbed, although the survival of archaeological deposits and features beneath the depth of the cellars cannot be entirely discounted.

6. Site Visit

A site visit was undertaken by Stephen Priestley on 4 August 2010 to determine the potential for extant archaeology on the site. The site was walked over in a systematic fashion and photographs were taken at key vantage points across the site. No visible evidence of features of archaeological interest was noted.

7. Conclusion

The study area at Staple Chambers lies within the NW corner of the historic core of Winchester, an area of high archaeological sensitivity, where considerable archaeological evidence of settlement activity has been identified, possibly extending as far back as the late Bronze Age.

- The area immediately to the N of Staple Chambers (formerly known as Archdeacon's Close, later occupied by the Northgate House car park), has been subject to several programmes of excavation over the past fifty years, revealing significant evidence of prehistoric, Roman and medieval occupation.
- Excavations in 1960-1 revealed middle Iron Age features and occupation deposits, several Roman domestic waste pits and evidence of a metalled street running N-S, a large number of medieval rubbish pits and two substantial masonry structures, apparently of 12th century date.
- In recent years, a more extensive programme of excavation prompted by the redevelopment of Northgate House revealed significant archaeological remains attesting to multi-period occupation, comprising evidence of several post-hole structures of late Bronze Age/Iron Age date, Roman occupation features and street alignments and a significant concentration of Saxo-Norman structural remains and waste pits associated with intensive domestic occupation and metalworking activity in this area during the 9th-12th centuries.
- Other substantial programmes of archaeological work carried out on the Jewry Street Library site (prior to its redevelopment as a Cultural Centre) and Nos. 27-28 Staple Gardens also revealed extensive evidence of multi-period activity, with the majority of occupation features and deposits dating from the Saxo-Norman period (9th-12th centuries).
- Archaeological remains have been identified on the street frontage immediately W of Staple Chambers, consisting of a chalk masonry wall aligned E-W of

probable medieval date (only 0.4m below existing ground level), which was revealed during the excavation of a drainage trench in 1983.

- In summary, therefore, it can be demonstrated that Staple Chambers lies within an area of high archaeological sensitivity, which may well contain evidence of multi-period, deeply stratified archaeological remains. Late Bronze and Iron Age settlement features (the latter associated with the defensive enclosure of Oram's Arbour) may well be encountered, while the predicted alignment of a Roman street is likely to continue directly across the site.
- Evidence of Saxo-Norman and later medieval occupation is also likely to be encountered within the site, potentially at a relatively shallow depth. Evidence of medieval occupation is likely to be associated either with the tenement plots documented as existing on the site in the 13th–14th centuries (which appear to have ceased to be occupied by the early 15th century) or with the substantial property known as 'Dorkyng' (later Archdeacon's Close), the residence of the Archdeacon of Winchester. The northern part of the Staple Chambers site appears to have been situated within the southern boundary of the Archdeacon's tenement.
- It appears that occupation on the site had ceased by the late medieval period when the site formed part of a substantial garden. By 1750, Godson's map shows that a row of cottages had been erected on the front of the site, directly adjoining the street; these appear to have been either rebuilt or altered by the early 1820s, when they are described as 'freehold cottages' and were extensively remodelled and/or rebuilt by c.1870, when they were owned by the Winchester Gas Company (and known as Nos. 16-19 Staple Gardens). The residence of the manager of the Gas Company (No. 20 Staple Gardens) was attached to the N end of these cottages. The OS 1st edition map of 1871 and a survey of the buildings in 1887 shows that extensive building activity and landscaping had taken place to the N and W of the street frontage, with the laying out of formal gardens and the erection of a large complex of outbuildings.
- Further extensive alterations took place in the late 19th century, when the 'manager's house' was demolished (in 1894) and the majority of the cottages were converted into offices associated with the nearby Winchester Gas Works. These buildings occupied the site until 1965, when they were demolished to make way for the existing office building. Plans drawn up immediately following the demolition of the 19th century cottages and office buildings indicate the presence of extensive cellarage associated with these structures, partially underlying the SE corner of the present offices and extending E towards the street.

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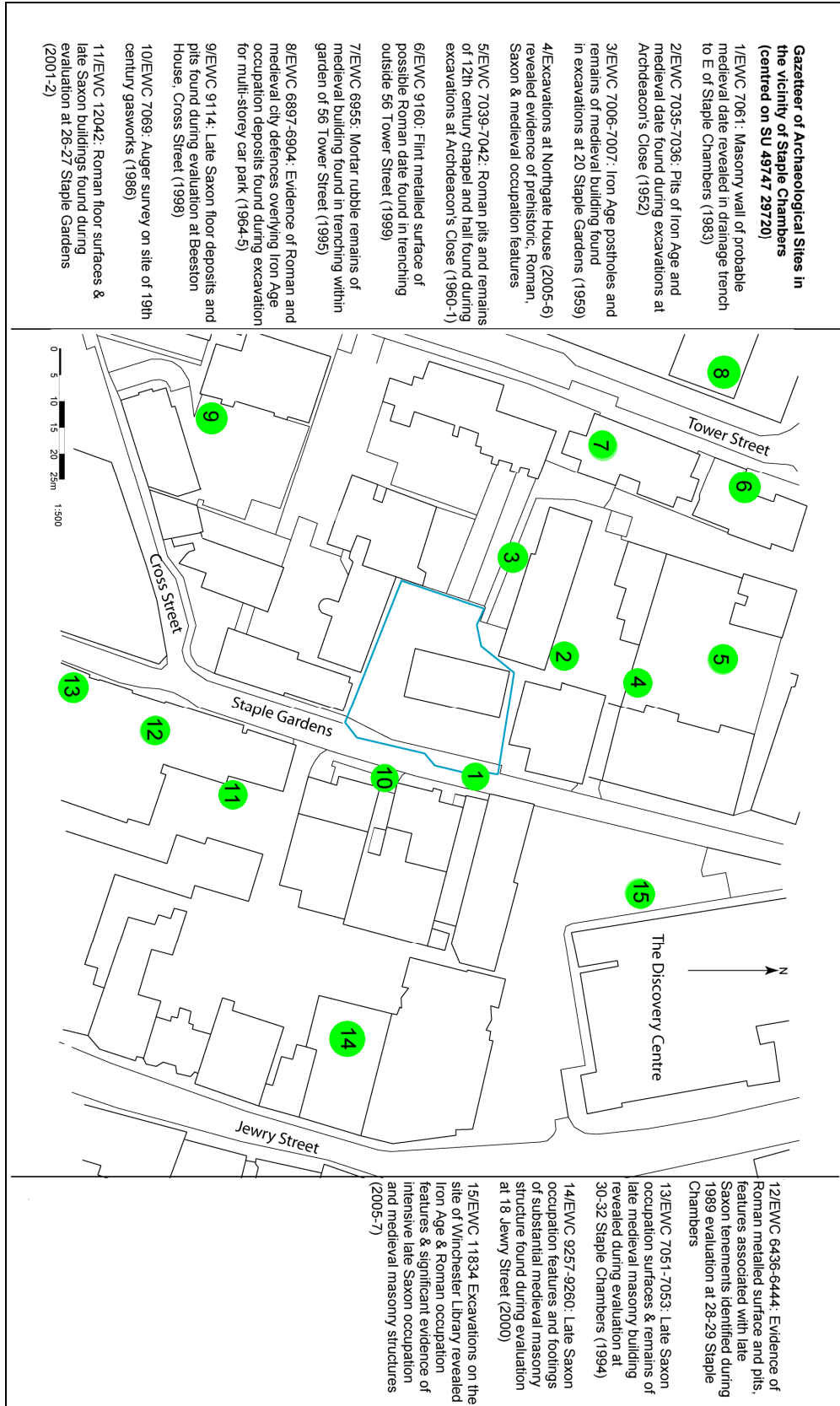
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Appendix 1: Gazetteer of Archaeological Sites in the Winchester Urban Archaeological Database (UAD) in the vicinity of Staple Chambers (centred on NGR SU 49747 29720)





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