

Allen Archaeology Ltd

SPECIFICATION FOR AN HISTORIC BUILDING SURVEY: BRENTRY HOUSE, AMPFIELD HAMPSHIRE

Application:	15/02377/FULLS
Client:	McLean Quinlan Architects
National Grid Reference:	SU 3803 2352
Date:	5th April 2016
AAL Site Code:	AMBH 16

1.0 Summary

This document is the project specification for a programme of historic building recording that has been prepared for McLean Quinlan Architects as a condition of planning consent for demolition of an existing building and construction of a new dwelling at Brentry House, Jermyns Lane, Ampfield, Hampshire.

The fieldwork and reporting will conform to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (EH 2006), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014a). All relevant Historic England guidelines on archaeological best practice will also be followed.

2.0 Site Location and Description

The village of Ampfield is situated in the administrative district of Test Valley Borough Council, approximately 11km north of central Southampton. Brentry House is located approximately 1.5km west of the village on the south side of Jermyns Lane. The site centres on NGR SU 3803 2352.

3.0 Planning Background

Full planning permission has been granted for '*Demolition of existing house, garage and bungalow and erection of house and combined garage/studio*' (Planning Application Reference 15/02377/FULLS). As a condition of planning consent, a programme of historic building recording is required, prior to any demolitions or alterations.

This approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Historical Background

Brentry House is located in the *Sir Harold Hillier Gardens and Arboretum*, a Grade II Listed Park and Garden (List Entry Number 1001367). The origins of these gardens dates to 1822 when Jermans Farm was purchased by Col. Gilbert Heathcote. The property was purchased by Sir Harold Hillier in 1951, who developed the gardens by planting many hardy woody plants developed and introduced by the family nursery business. The gardens were passed to the control of Hampshire County Council in 1977, and extended by further purchases from Hillier Nurseries.

The majority of the gardens lies to the north of Jermyns Lane, and extend west of Jermyns House, the principal building on the estate, which is of early 18th century date, and extended by Col. Heathcote in the early 19th century. The application site is located in a wooded area of the gardens to the south of Jermyns

Lane, and is an 8 bedroom property which first appears on historic mapping in the period 1933 – 1946.

5.0 Methodology

The works described below are based on the guidance set out in the Historic England document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (English Heritage 2006b) for a Level 3 survey of the buildings to be affected by the proposed development. The building survey will be undertaken by an experienced buildings archaeologist who will record all aspects of the relevant buildings prior to any demolition works. The date of the fieldwork is not currently known.

Photographs will be taken of the following: -

- All external elevations
- All internal elevations, including internal walls and subdivisions
- The roof structure of the buildings, internally and externally, where visible
- The relationship of the structures to their surroundings
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot will be taken of particular features such as windows or openings of a single type that occur more than once within the structure
- A general internal photographic record of the building. Photographs will be taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction

Metric scales of appropriate length and a tripod will be used when required, with all photos annotated and linked to a floor plan. In addition to the photographic record, a full written description and programme of analysis will be undertaken of the structure. Any identified phasing will also be identified on the site plans, and included in the written narrative.

Map regression and the study of readily available documentary sources will be included to provide a historical context to the site.

8.0 Post-Fieldwork Methodology

On completion of site operations, the records produced during the historic building recording will be checked and ordered. A fully illustrated report text will then be prepared that will contain the following information:

- A non-technical summary of the results
- Description of the site location, topography and geology of the investigation area, including site NGR
- Planning background, including details of the proposed development and the planning application number
- Date of commencement and duration of fieldwork, and field staff involved
- Description of the methodologies used during the site investigations, sources consulted and discussion of the methodologies' effectiveness in the light of the results
- A text describing the results of the building recording, to include discussion of the plan form of the site, materials and method of construction, dates of the structure, current and former functions, internal layout, fixtures and fittings, and a discussion of the building within the wider landscape, and in particular its relationship to the Hillier Gardens.
- Scale plans showing the layout and distribution of the buildings on the development site,

with locations and orientations of all photographs taken during the survey, accurately located to the OS grid. These will be based on the measured survey plans of the site provided by the client.

- A phased plan of the site, with phases dated where possible, based on the measured survey plans of the site provided by the client.
- Elevations of the buildings, based on the measured survey plans of the site provided by the client.
- An appendix with a selection of annotated photographs from the building survey, with a full list of all photographs taken as another appendix
- A complete bibliography of all reference materials including those consulted but not referenced in the text

The timescale for completion of the post-excavation works is 5 days. If required, specialists will propose their own timescales during the post-fieldwork stage.

9.0 Curatorial Monitoring

The Conservation Officer at Test Valley Borough Council will be notified in advance of the commencement of the works. They will be kept informed of developments during the scheme by Allen Archaeology. It is recognised that they may visit the site during the fieldwork element to monitor the archaeological work and confirm that the archaeological works are being done to the highest possible standard.

Internal monitoring will be by the author of this specification.

10.0 Archive

The documentation and records generated by the historic building survey will be assembled in accordance with the regional guidelines in *'Depositing Archaeological Archives'* (HCC 2012). The archive will be deposited with the Hampshire Cultural Trust, who will be contacted in advance of the works.

It is anticipated that the archive for this scheme will be deposited within 12 months of the completion of the project.

11.0 Report Dissemination

Copies of the report will be sent to the client, the Conservation Officer at Test Valley Borough Council and Hampshire Archaeology and Historic Buildings Record (HABR). A copy will also be sent to the museum along with the project archive.

A summary account on the results of the work in the form of an OASIS form will be forwarded to the Archaeology Data Service in York following the completion of the works.

12.0 Publication

A digital copy of the report will be submitted to the OASIS Project held at the Archaeological Data Service at York. If the results merit further publication, a short article will be submitted for inclusion in Essex Archaeology and History or other appropriate period-specific journal.

13.0 Variations to the Proposed Scheme

Variations to the proposed scheme will only be made following written confirmation from the Conservation Officer at Test Valley Borough Council. Should any further investigation be required beyond the scope of the brief for works, or this specification, then the cost and duration of those supplementary examinations will be negotiated between the client and the contractor.

14.0 Health and Safety

All work will be carried out in a way that complies with the Health and Safety at Work Act 1974 and its related regulations and codes of practice. Employees of Allen Archaeology Ltd will perform their duties in accordance with company safety policy, with senior staff responsible for monitoring compliance with health and safety requirements and legislation.

A site Risk Assessment will be carried out in advance of any archaeological fieldwork.

15.0 Insurances

AAL maintains Employers Liability Insurance to £10,000,000.00, Public Liability Insurance to £5,000,000.00 and Professional Indemnity Insurance to £2,000,000.00. Copies of insurance documentation can be supplied upon request.

16.0 Copyright

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In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with AAL. In these circumstances it will be an infringement under the *Copyright, Designs and Patents Act 1988* for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by AAL to any Planning Authority or archaeological curator will be removed from said Planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by AAL that the use of any such information previously supplied constitutes an infringement under the *Copyright, Designs and Patents Act 1988* and may result in legal action.

The author of any specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes for further publication.

17.0 Bibliography

AAF, 2007, *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation*, Archaeological Archives Forum

CIfA, 2014a, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Chartered Institute for Archaeologists, Reading

Department for Communities and Local Government, 2012, *National Planning Policy Framework*. London, Department for Communities and Local Government

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practice*. English Heritage

HCC, 2012, *Depositing Archaeological Archives*, Hampshire County Council