

**Prior House
Coldicotts Close, Chipping Campden
Gloucestershire**

Archaeological Watching Brief

for

Mr Stephen Kirton

CA Project: 4065
CA Report: 12366

December 2012

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Gloucestershire

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CA Project: 4065
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date	6 December 2012
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date	6 December 2012
issue	01

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CONTENTS

SUMMARY	2
1. INTRODUCTION	3
<i>The site</i>	3
<i>Archaeological background</i>	4
<i>Methodology</i>	4
2. RESULTS (FIGS 2-3)	5
3. DISCUSSION.....	5
4. CA PROJECT TEAM	5
5. REFERENCES	5
APPENDIX A: CONTEXT DESCRIPTIONS	7
APPENDIX B: OASIS REPORT FORM.....	8

LIST OF ILLUSTRATIONS

- Fig. 1 Site location plan (1:25,000)
- Fig. 2 The site, showing location of groundworks (1:1000 and 1:250)
- Fig. 3 View of excavated beam slot trench, looking south-east



SUMMARY

Project Name: Prior House
Location: Coldicotts Close, Chipping Campden, Gloucestershire
NGR: SP 15041 39038
Type: Watching Brief
Date: 21-23 November 2012
Planning Reference: 11/01387/FUL
Location of Archive: To be deposited with Corinium Museum
Site Code: PRH 12

An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the construction of a new dwelling at Prior House, Coldicotts Close, Chipping Campden, Gloucestershire.

No features or deposits of archaeological interest were observed during groundworks, and no artefactual material pre-dating the modern period was recovered.



1. INTRODUCTION

- 1.1 In November 2012 Cotswold Archaeology (CA) carried out an archaeological watching brief for Mr Stephen Kirton at Prior House, Coldicotts Close, Chipping Campden, Gloucestershire (centred on NGR: SP 15041 39038; Fig. 1). The watching brief was undertaken to fulfil a condition attached to a planning consent granted by Cotswold District Council (CDC) for the construction of a new residential property (Planning ref: 11/01387/FUL). The objective of the watching brief was to record all archaeological remains exposed during the development.
- 1.2 The watching brief was carried out in accordance with a *Brief for archaeological monitoring of construction* (GCC 2012) prepared by Charles Parry (Senior Archaeological Officer, Gloucestershire County Council), the archaeological advisor to CDC, and with a subsequent detailed *Written Scheme of Investigation* (WSI) produced by CA (2012) and approved by CDC acting on the advice of Charles Parry. The fieldwork also followed the *Standard and Guidance for an archaeological watching brief* (IfA 2008), the *Statement of Standards and Practices Appropriate for Archaeological Fieldwork in Gloucestershire*, the *Management of Archaeological Projects 2* (English Heritage 1991), and the *Management of Research Projects in the Historic Environment (MORPHE): Project Manager's Guide* (English Heritage 2006). It was monitored by Charles Parry.

The site

- 1.3 The site is located adjacent to High Street in the heart of Chipping Campden, it is bounded to the east by properties fronting onto Grafton Mews, to the west by small-scale industrial units and to the south by Coldicotts Close and associated properties (Figs 1-2). The site lies at approximately 143m AOD.
- 1.4 The development area comprises an area of approximately 0.4ha, and consists of an outbuilding and backyard associated with the residential property at Prior House.
- 1.5 The underlying bedrock geology of the area is mapped as Dyrham Formation Siltstone and Mudstone of the Jurassic era (BGS 2012). No superficial deposits are mapped for the site, however there are nearby areas of alluvial silts, sands and

gravels of the Quaternary Period. The natural geology was not observed in any of the monitored groundworks.

Archaeological background

- 1.6 The proposed development area is located within the core of the medieval settlement area of Chipping Campden. The town of Chipping Campden was founded in 1173 and by the early 14th century the wool trade had made it one of the wealthiest towns of the county. The layout of the town is typical of 11th to 13th-century planned towns, with a wide market place situated on the High Street and long narrow burgage plots extending back from the main street (Leech 1981). The plot now occupied by Prior House would appear to conform to a typical burgage plot land division.

Methodology

- 1.7 The fieldwork followed the methodology set out within the WSI (CA 2012). An archaeologist was present during intrusive groundworks comprising the drilling of piles and the excavation of trenches for concrete beams. Following consultation with Charles Parry, monitoring of both of these activities was curtailed when it became apparent that no archaeological remains were present (see Fig. 2 for areas observed).
- 1.8 Where archaeological deposits were encountered written, graphic and photographic records were compiled in accordance with CA Technical Manual 1: *Fieldwork Recording Manual* (2007).
- 1.9 The archive from the watching brief is currently held by CA at their offices in Kemble and will be deposited with Corinium Museum. A summary of information from this project, set out within Appendix B will be entered onto the OASIS online database of archaeological projects in Britain.



2. RESULTS (FIGS 2-3)

- 2.1 Made ground deposit (102) consisting of mid greenish grey sandy clay containing frequent charcoal flecks and modern artefacts was revealed at an average depth of 0.6m below present ground level. This was overlain by a dark brown garden soil 101 averaging 0.6m in thickness. In the western half of the site garden soil 101 was overlain by a 0.12m thick layer of concrete hardstanding 100.
- 2.2 No features or deposits of archaeological interest were observed during groundworks and, despite visual scanning of spoil, no artefactual material pre-dating the modern period was recovered. This modern material was not retained.

3. DISCUSSION

- 3.1 Despite the archaeological potential of the application area, the watching brief identified no archaeological remains within the area of observed groundworks. The absence of archaeological deposits may indicate that structural remains associated with the burgage plots fronting onto High Street either do not extend as far as, or more likely, given the presence of modern made ground, were not exposed by, the development.

4. CA PROJECT TEAM

Fieldwork was undertaken by Christopher Leonard and Rebecca Riley. The report was written by Christopher Leonard. The illustrations were prepared by Jon Bennett. The archive has been compiled by Christopher Leonard, and prepared for deposition by James Johnson. The project was managed for CA by Richard Young.

5. REFERENCES

- BGS (British Geological Survey) 2012 <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
accessed 28 November 2012



CA (Cotswold Archaeology) 2012 *Prior House, High Street, Chipping Campden, Gloucestershire: Written Scheme of Investigation for an Archaeological Watching Brief.*

GCC (Gloucestershire County Council) 2012 *Prior House, High Street, Chipping Campden: Brief for Archaeological Monitoring of Construction.*

Leech, R. H. 1981 *Historic Towns of Gloucestershire.*

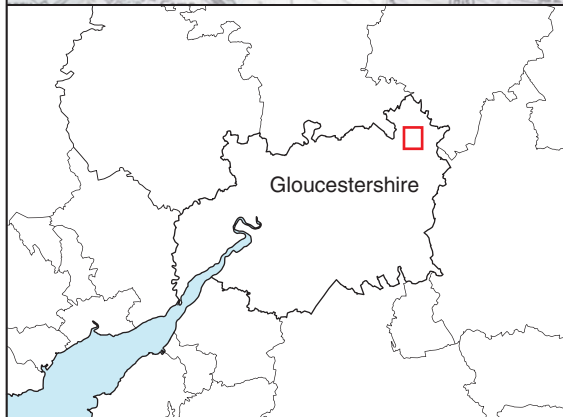
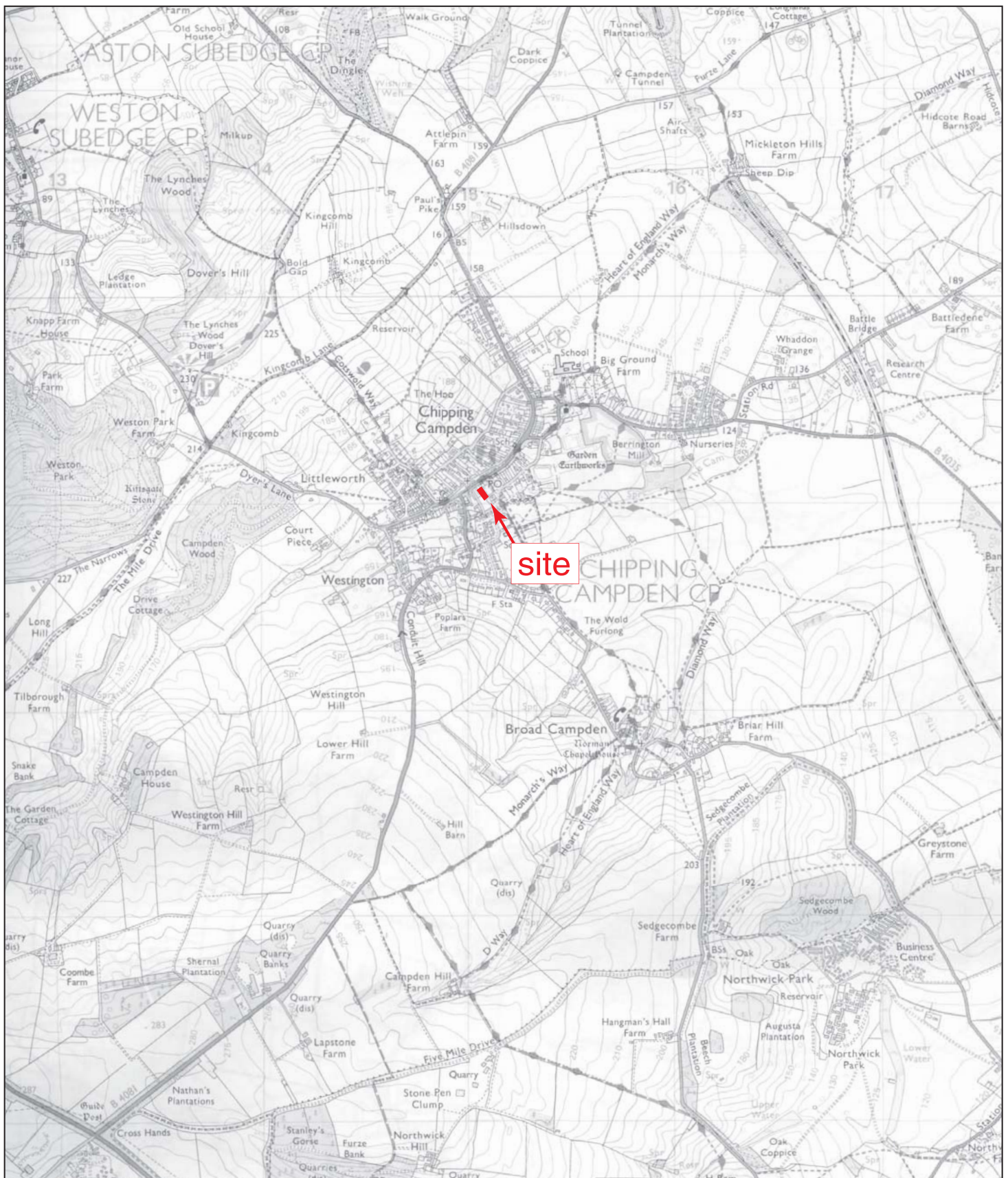


APPENDIX A: CONTEXT DESCRIPTIONS

Trench No.	Context No.	Type	Context interpretation	Description	L (m)	W (m)	Depth /thickness (m)	Spot-date
1	100	Layer	Yard surface	Concrete hardstanding	6	2.5	0.15	modern
1	101	Layer	Garden soil	Dark brown friable silty sandy clay with frequent charcoal flecks. Contains modern pottery, glass and CBM	6	5.8	0.6	modern
1	102	Layer	Made ground	Mid greenish grey sandy clay with frequent charcoal flecks. Contains modern clay pipe stem and CBM	6	5.8	-	Modern

APPENDIX B: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Prior House	
Short description	An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the construction of a new dwelling at Prior House, Coldicotts Close, Chipping Campden, Gloucestershire. No features or deposits of archaeological interest were observed during groundworks, and no artefactual material pre-dating the modern period was recovered.	
Project dates	21-23 November 2012	
Project type	Watching Brief	
Previous work	None	
Future work	Unknown	
PROJECT LOCATION		
Site Location	Coldicotts Close, Chipping Campden, Gloucestershire	
Study area	0.4 ha	
Site co-ordinates	SP 15041 39038	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator	Gloucestershire County Council	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Richard Young	
Project Supervisor	Christopher Leonard	
MONUMENT TYPE		
	None	
SIGNIFICANT FINDS		
	None	
PROJECT ARCHIVES		
	Intended final location of archive	Content (e.g. pottery, animal bone etc)
Physical	-	-
Paper	Corinium Museum	Context sheets, matrices etc
Digital	Corinium Museum	Database, digital photos etc
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2012 <i>Prior House, Coldicotts Close, Chipping Campden, Gloucestershire: Archaeological Watching Brief</i> . CA typescript report 12366		



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PROJECT TITLE

**Prior House, Coldicotts Close,
Chipping Campden, Gloucestershire**

FIGURE TITLE

Site location plan

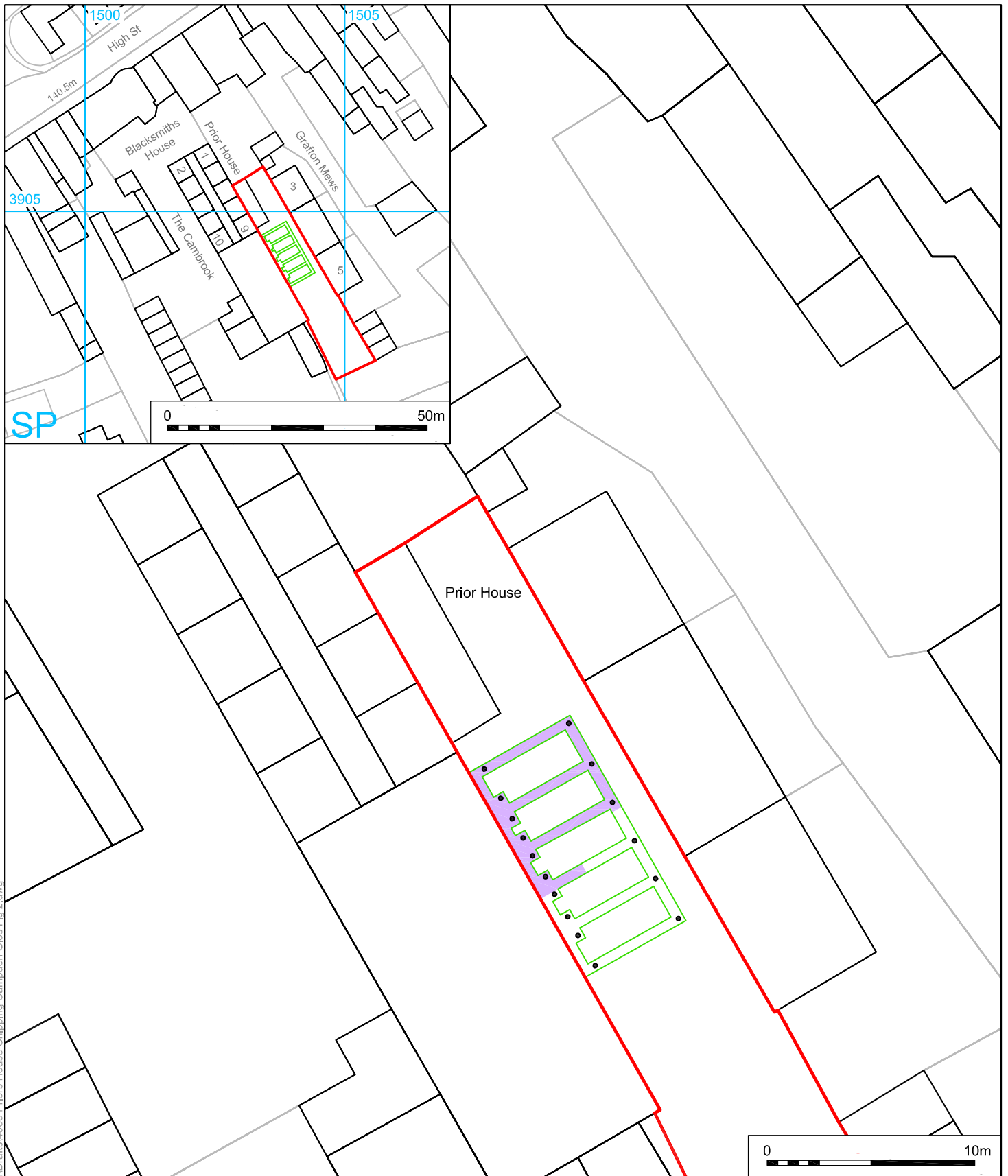


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PROJECT NO. 4065 DATE 06-12-2012
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FIGURE NO.

1



- ▭ site
- ▭ proposed groundworks
- ▭ area of observed groundworks
- pile location



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PROJECT TITLE
 Prior House, Coldicotts Close,
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FIGURE TITLE
 The site, showing location of
 groundworks

PROJECT NO. 4065 DATE 06-12-2012
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FIGURE NO.

2



3

3 View of excavated beam slot trench, looking south-east



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PROJECT TITLE

Prior House, Coldicotts Close,
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FIGURE TITLE

Photograph

PROJECT NO. 4065 DATE 06-12-2012
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FIGURE NO.

3