

Events House Hindlip Lane Worcester

Archaeological Watching Brief



for
CgMs Consulting

CA Project: 6369
CA Report: 17561

Worcester City HER Ref: WCM100890

November 2017



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Hindlip Lane
Worcester

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SUMMARY

Project Name:	Events House
Location:	Hindlip Lane, Worcester
NGR:	386728 258298
Type:	Watching Brief
Date:	7-12 September 2017
Planning Reference:	Worcester City Council Planning Ref: P17N0003
Location of Archive:	To be deposited with Worcester City Museum
Site Code:	EHW 17

An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the demolition of buildings and the extension of a car park for an existing motor dealership at Events House, Hindlip Lane, Worcester.

The earliest feature identified during the watching brief comprised a stone and red brick well of probable 18th-century date. The remains of a later, 18th to 19th century, building correlating closely to a farmhouse depicted as being part of Spellis Farm on the 1843 Tithe Map for the Parish of Claines were also identified. The upstanding remains of this farmhouse have previously been subject to Historic Building Record, prior to their demolition.

A number of modern additions to the historic farmhouse, seemingly relating to its subsequent use as a restaurant and a public house were also identified.



1. INTRODUCTION

- 1.1 In September 2017 Cotswold Archaeology (CA) carried out an archaeological watching brief for CgMs Consulting at Events House, Hindlip Lane, Worcester (centred at NGR: 386728 258298; Fig. 1). The watching brief was undertaken to fulfil a condition attached to planning consent for the demolition of Events House and the subsequent extension of an existing motor dealership car park (Worcester City Council (WCC) Planning ref: P17N0003, condition 3).
- 1.2 The watching brief was carried out in accordance with a detailed *Written Scheme of Investigation* (WSI) produced by CA (2017a) and approved by James Dinn, Archaeological Officer, WCC. The fieldwork also followed *Standard and guidance: Archaeological watching brief* (ClfA 2014) and the *Guidelines for archaeological work in Worcester* (WCC 2016).

The site

- 1.3 The site is approximately 1.5ha in extent, and comprises an existing motor sales dealership and a former public house (known as Events House) with areas of associated car parking. The site is bounded to the north-east by the A449, to the south-east by the B4850 (Hurst Lane/Blackpole Road), to the south-west by Hindlip Lane and to the north-west by a restaurant and its associated car park. The site lies at approximately 34m AOD and is broadly level.
- 1.4 The underlying bedrock geology of the area is mapped as Sidmouth Mudstone Formation – Mudstone of the Triassic era (BGS 2017). No superficial deposits are recorded (*ibid.*). The natural substrate, comprising compact red brown clay, was identified in limited areas within the area of observed groundworks (see fig .

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 The following archaeological background is a brief summary of information obtained from a Historic Environment Record (HER) search of a c.500m radius around the site and the results of a Historic Building Record undertaken prior to the demolition of the buildings formerly occupying the site (CA 2017b).



- 2.2 No finds or features of Prehistoric, Roman or early medieval date are recorded in close proximity to the site. Recorded medieval activity in the area comprises three areas of ridge and furrow earthworks (WSM20872, WSM20871 and WSM20870), located c. 200m to the south-east, c. 300m to the east and c. 450m to the north-east of the site respectively.
- 2.3 Events House itself is located in the north-western part of the current site and incorporates a three-bay double-pile brick farmhouse of probable 19th-century date (WSM59468, see Fig. 2). This farmhouse is depicted as part of Spellis Farm on the 1843 Tithe Map for the Parish of Claines (see Fig. 3). The origins of the farmhouse are unclear and the HER suggests that it may have an earlier, possibly medieval, antecedent. The farmhouse and its associated outbuildings originally stood on the southern side of Hindlip Lane, which was realigned during the construction of the A449. The farm's outbuildings have been demolished and a number of extensions have been added to the farmhouse itself during the latter part of the 20th century following its incorporation into a restaurant and subsequently a public house.
- 2.4 The Historic Building Record (CA 2017b) confirmed that only limited remains of the known 19th-century farmhouse survived within the current complex of buildings occupying the site. However, brickwork identified in the lower sections of the visible external walls of the farmhouse suggested that it was built on the walls of an earlier, possibly 17th-century, precursor (*ibid.*).

3. AIMS AND OBJECTIVES

- 3.1 The objectives of the archaeological works were:
- to monitor groundworks, and to identify, investigate and record all significant buried archaeological deposits revealed on the site during the course of the development groundworks;
 - at the conclusion of the project, to produce an integrated archive for the project work and a report setting out the results of the project and the archaeological conclusions that can be drawn from the recorded data.



4. METHODOLOGY

- 4.1 The fieldwork followed the methodology set out within the WSI (CA 2017a). An archaeologist was present during intrusive groundworks, comprising an area of ground reduction in the vicinity of Events House itself, prior to the construction of a new car park (see Figs 3 & 4 for location and extent).
- 4.2 Where archaeological deposits were encountered written, graphic and photographic records were compiled in accordance with CA Technical Manual 1: *Fieldwork Recording Manual*.
- 4.3 The archive and artefacts from the watching brief are currently held by CA at their offices in Kemble. Subject to the agreement of the legal landowner the artefacts will be deposited with Worcester City Museum, along with the site archive. A summary of information from this project, set out within Appendix C, will be entered onto the OASIS online database of archaeological projects in Britain.

5. RESULTS (FIGS 3-6)

- 5.1 This section provides an overview of the results of the watching brief; detailed summaries of the recorded contexts and finds are to be found in appendices A and B respectively.
- 5.2 Within the stripped area the natural substrate, 1000, was revealed at a depth of between 0.45m and 0.5m below present ground level (btpl) immediately adjacent to the former Events House itself. The natural substrate was directly overlain by modern make-up/levelling deposits, measuring up to 0.3m in thickness, which was in turn sealed by modern tarmacadam surfaces associated the buildings former use as a public house. In the remaining parts of the stripped area modern make-up/levelling deposits were revealed at a depth of 0.25m btpl. Excavation ceased at the top of these deposits.
- 5.3 Construction cut 1028 for well 1030 was partially exposed cutting the natural substrate in the central-western part of the stripped area. Well 1030 appeared to be built in two phases; its lower courses being constructed from randomly coursed sandstone fragments, bonded by dark grey silt clay and its upper courses being constructed from regularly coursed red brick, bonded by mid to light grey silt clay. A

brick recovered from the upper courses of the well is of probable 18th-century date. The well had not been backfilled but had been partially capped by a large rough-hewn sandstone slab. The upper brick courses of well 1030 were cut by construction cut 1020 for wall foundation 1019.

- 5.4 Wall foundation 1019 (Fig. 3, section AA) measured up to 0.35m in width and 0.29m in depth and was constructed from a single course of large rough-hewn sandstone blocks, bonded by grey brown clay. Wall foundation 1019 was cut by construction cut 1025 for wall foundation 1023. This measured up to 0.55m in width and 0.6m in depth and was constructed from large rough sandstone blocks, bonded by a friable grey-yellow lime mortar. Red brick wall 1003/1006 was built directly on top of wall foundations 1019 and 1023. It was built as a single phase, was bonded by yellow grey sand mortar and survived to a depth of 0.56m. A brick recovered from this wall is of probable 18th to 19th-century date. Wall foundations 1019 and 1023 and wall 1003/1006 correlate closely to the location of a farmhouse depicted by the 1843 Tithe Map for the Parish of Claines.
- 5.5 Wall 1003/1006 was butted internally by artefactually undated make-up/levelling deposit 1004 and externally by modern make-up/levelling deposit 1005. Make-up/levelling deposit 1004 was cut by construction cut 1018 for cellar 1016. No physical relationship between cellar 1016 and walls 1003/1006 could be ascertained due to the depth of groundworks undertaken. Cellar 1016 was mainly of red brick construction, bonded by grey white lime mortar; however two rough-hewn sandstone blocks were incorporated in to the upper courses of its north-western wall. A brick recovered from cellar 1016 is of probable 18th to 19th-century date. Make-up/levelling deposit 1004 was also cut by construction cut 1015 for north/south aligned concrete drain 1013 and construction cut 1012 for concrete steps 1010. The fill of concrete drain 1013 and concrete steps 1010 were sealed by bedding deposit 1001 for modern concrete slabs 1000.
- 5.6 Make-up/levelling deposit 1005 was cut by shallow construction cut 1007 for modern concrete foundation 1008. These foundations were butted by bedding deposit 1005 for modern tarmac car park surface 1006.



6. THE FINDS

- 6.1 Artefactual material was recovered from three walls. The recovered material dates to the post-medieval/modern period. Quantities of the artefact types are given in Appendix B.

Ceramic building material

- 6.2 Three intact, unfrosted bricks of post-medieval/modern date were recovered. The example from well 1030 measures 9¼ x 4½ x 2½ inches and has sanded surfaces. It most likely dates to the 18th century. The bricks recovered from cellar 1016 and wall 1003/1006 measure 9¼ x 4¼ x 2½ inches and are probably of 18th to 19th century date (P. Davenport, pers. comm).

7. DISCUSSION

- 7.1 The watching brief has identified a number of archaeological features, including walls and a former well, in the vicinity of Events House itself. Across the remaining parts of the site the groundworks did not penetrate beneath layers of modern make-up, consequently the survival of archaeological features/deposits in these areas remains unproven, but possible.
- 7.2 Stratigraphically the earliest feature identified during the watching brief was well 1030. A brick recovered from the upper courses of this well suggests that it is of probable 18th-century date. The majority of the remaining structural remains identified correlate closely with the location of a farmhouse depicted as being part of Spellis Farm on the 1843 Tithe Map for the Parish of Claines (see Fig. 3 and *archaeological background* above). Despite the limited nature of the groundworks undertaken it is possible to identify a number of the key relationships within this building, indicating that several phases of activity were present.
- 7.3 The earliest phase of the farmhouse, represented by wall foundation 1019, remained artefactually undated. However, it is stratigraphically later than well 1030 and is therefore of 18th-century (or later) date. A phase of rebuilding/remodelling of the footprint of the farmhouse is represented by wall foundation 1023, however the date of this rebuilding/remodelling remains uncertain. The results of the watching brief therefore support the findings of the preceding Historic Building Record that suggested that the remains of the surviving 19th-century farmhouse were built on

the walls of an earlier precursor (CA 2017b). However, the possibility that this antecedent is of 17th-century or earlier date (see *archaeological background* above) would now appear to be unlikely as no evidence of structural remains pre-dating the 18th century were identified during the current works.

- 7.4 Both wall 1003/1006 and cellar 1016 were constructed from red brick of probable 18th to 19th-century date and although cellar 1016 is stratigraphically later than wall 1003/1006 it is possible that they represent a further broadly contemporary episode of rebuilding/remodelling of the farmhouse.
- 7.5 A number of modern structural features (e.g. concrete drain 1015, concrete steps 1010 and concrete foundation 1008) were also identified during the current works, all of which appear to relate to the incorporation of the historic farmhouse into a restaurant and subsequently a public house during the latter part of the 20th-century.

8. CA PROJECT TEAM

- 8.1 Fieldwork was undertaken by Marino Cardelli and Liam Wilson. The report was written by Liam Wilson. The finds report was written by Jacky Sommerville. The illustrations were prepared by Charlotte Patman. The archive has been compiled by Liam Wilson, and prepared for deposition by Hazel O'Neill. The project was managed for CA by Steven Sheldon.

9. REFERENCES

BGS (British Geological Survey) 2017 *Geology of Britain Viewer* http://maps.bgs.ac.uk/geology_viewer_google/googleviewer.html Accessed 15 September 2017

CA (Cotswold Archaeology) 2017a *Events House, Hindlip Lane, Worcester: Written Scheme of Investigation for an Archaeological Watching Brief and Historic Building Recording*

CA (Cotswold Archaeology) 2017b *Events House, Hindlip Lane, Worcester: Historic Building Record*. CA Report No. **17422**



APPENDIX A: CONTEXT DESCRIPTIONS

Area.	Context No.	Type	Fill of	Context interpretation	Description	L (m)	W (m)	Depth/thickness (m)	Spot-date
1	1000	Layer		Natural substrate	Compact mid red brown clay with occasional patches of yellow grey gravel	>19.5	>12.9	>0.1	
1	1001	Deposit		Modern concrete paving slabs	Modern concrete paving slabs	11.5	7.7	0.3	
1	1002	Layer		Bedding/levelling deposit for concrete slabs 1000	Mid grey sand with abundant limestone and red brick fragments	11.5	7.7	0.2	
1	1003	Wall		Red brick wall	Red brick wall, bonded by yellow grey sand mortar. Same as wall 1006.	41	0.4	0.56	C18-C19
1	1004	Deposit		Make-up/levelling deposit	Mid grey brown sand silt with frequent charcoal and mortar flecks and small sandstone fragments	11.5	7.8	>0.1	
1	1005	Deposit		Make-up/levelling deposit	Dark grey brown clay sand with frequent small sandstone fragments	>22	>19	0.3	
1	1006	Wall		Red brick wall	Red brick wall, bonded by yellow grey sand mortar. Same as wall 1003.	41	0.4	0.56	C18-C19
1	1007	Cut		Construction cut for modern concrete foundation 1006	Shallow construction cut, vertical sides and flat base	7	0.5	0.2	
1	1008	Deposit	1007	Modern concrete foundation	Concrete	7	0.3	0.4	
1	1009	Void		-	-	-	-	-	
1	1010	Deposit	1012	Modern concrete steps	Modern concrete steps	1	0.5	0.5	
1	1011	Fill	1012	Backfill of construction cut 1012	Mid grey brown silt clay with frequent concrete and stone fragments	1	0.5	0.5	
1	1012	Cut		Construction cut for concrete steps 1010	Square construction cut, vertical sides and flat base	1	0.5	0.5	
1	1013	Deposit	1015	Drain	Red brick drain with cast iron water pipe and metal grill	1.5	0.4	0.7	
1	1014	Fill	1015	Backfill of construction cut 1013	Dark grey brown silt clay with occasional mortar fragments	1.5	0.4	0.7	
1	1015	Cut		Construction cut for drain 1013	N/S aligned, near vertical sides and flat base.	1.5	0.4	0.7	
1	1016	Deposit	1018	Cellar	Red brick cellar with occasional re-used rough-hewn sandstone blocks incorporated in to brick coursing	11.7	0.5	>0.2	C18-C19
1	1017	Fill	1018	Backfill of construction cut 1018	Light grey brown sand silt with occasional flecks of yellow grey lime mortar	11.7	>0.2	>0.1	
1	1018	Cut		Construction cut for cellar 1016		11.7	>0.2	>0.1	
1	1019	Deposit	1019	Wall foundation	Large rough-hewn sandstone blocks surviving as a single course, bonded by grey brown clay	18.5	0.6	0.3	
1	1020	Cut		Construction cut for wall foundation 1019		18.5	0.7	0.3	
1	1021	Fill	1020	Backfill of construction cut 1020	Sterile mid grey brown silt clay	18.5	0.7	0.3	
1	1022	Void	-	-	Void	-	-	-	
1	1023	Deposit	1025	Wall foundation	Large roughly-hewn sandstone blocks, bonded by a friable grey-yellow lime	23	0.4	0.6	

					mortar				
1	1024	Fill	1025	Backfill of construction cut 1025	Mid-light grey brown silt clay with occasional charcoal flecks	23	0.5	0.2	
1	1025	Cut		Construction cut for wall foundation 1023		23	0.5	0.2	
1	Void	-		-	-	-	-	-	
1	Void	-		-	-	-	-	-	
1	1028	Cut		Sub-circular construction cut for well 128		>1	>0.5		
1	Void	-		-	-	-	-	-	
1	1030	Deposit	1029	Stone and brick well lining	Randomly coursed sandstone fragments and red brick, bonded by dark grey silt clay	>1	>0.5		C18

APPENDIX B: THE FINDS

Context	Category	Description	Count	Weight (g)	Spot-date
1003/1006	Post-medieval ceramic building material	Brick	1	2799	C18-C19
1016	Post-medieval ceramic building material	Brick	1	2876	C18-C19
1030	Post-medieval ceramic building material	Brick	1	2295	C18

APPENDIX C: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Events House, Hindlip Lane, Worcester	
Short description	<p>An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the demolition of buildings and the extension of a car park for an existing motor dealership at Events House, Hindlip Lane, Worcester.</p> <p>The earliest feature identified during the watching brief comprised a stone and red brick well of probable 18th-century date. The remains of a later, 18th to 19th century, building were also identified. The location of this building correlates closely with a farmhouse depicted as being part of Spellis Farm on the 1843 Tithe Map for the Parish of Claines. No evidence of structural remains pre-dating the 18th century were identified during the current works.</p> <p>A number of modern additions to the historic farmhouse, seemingly relating to its subsequent use as a restaurant and a public house were also identified.</p>	
Project dates	7-12 September 2017	
Project type	Watching Brief	
Previous work	Historic Building Record (CA 2017)	
Future work	Unknown	
PROJECT LOCATION		
Site Location	Events House, Hindlip Lane, Worcester	
Study area (M ² /ha)	c.1.5ha	
Site co-ordinates	386728 258298	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Steven Sheldon	
Project Supervisors	Marino Cardelli and Liam Wilson	
MONUMENT TYPE		
None		
SIGNIFICANT FINDS		
None		
PROJECT ARCHIVES		
	Intended final location of archive (museum/Accession no.):	Content:
Physical	Worcester City Museum	CBM
Paper	Worcester City Museum	Context sheets, Context Register, photographic registers, permatrace sections
Digital	Worcester City Museum	Digital photographs
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2017 <i>Events House, Hindlip Lane, Worcester: Archaeological Evaluation</i> . CA typescript report 17561		



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PROJECT TITLE
 Events House, Hindlip Lane, Worcester

FIGURE TITLE
 Site location plan

DRAWN BY CP	PROJECT NO. 6369	FIGURE NO.
CHECKED BY DJB	DATE 25/09/2017	
APPROVED BY SS	SCALE @A4 1:25,000	1



- site boundary
- 20th century buildings
- Farmhouse subject to Historic Building Record (CA 2017b)



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PROJECT TITLE
Events House, Hindlip Lane, Worcester

FIGURE TITLE
The site, showing Events House prior to demolition

<p><small>DRAWN BY</small> CP <small>CHECKED BY</small> DJB <small>APPROVED BY</small> SS</p>	<p><small>PROJECT NO.</small> 6369 <small>DATE</small> 06/10/2017 <small>SCALE@A3</small> 1:500</p>	<p><small>FIGURE NO.</small> 2</p>
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- site boundary
- area of observed groundworks
- modern
- structural feature

0 1:750 25m

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PROJECT TITLE
 Events House, Hindlip Lane,
 Worcestershire

FIGURE TITLE
 The site, showing area of observed
 groundworks, 1843 Tithe map for the parish of
 Claines and identified structural features

DRAWN BY	CP	PROJECT NO.	6369	FIGURE NO.
CHECKED BY	DJB	DATE	04/10/2017	3
APPROVED BY	SS	SCALE@A3	1:750 (approx.)	



- site boundary
- area of observed groundworks
- archaeological feature
- structural feature
- wall foundation
- deposit
- modern
- A A section location



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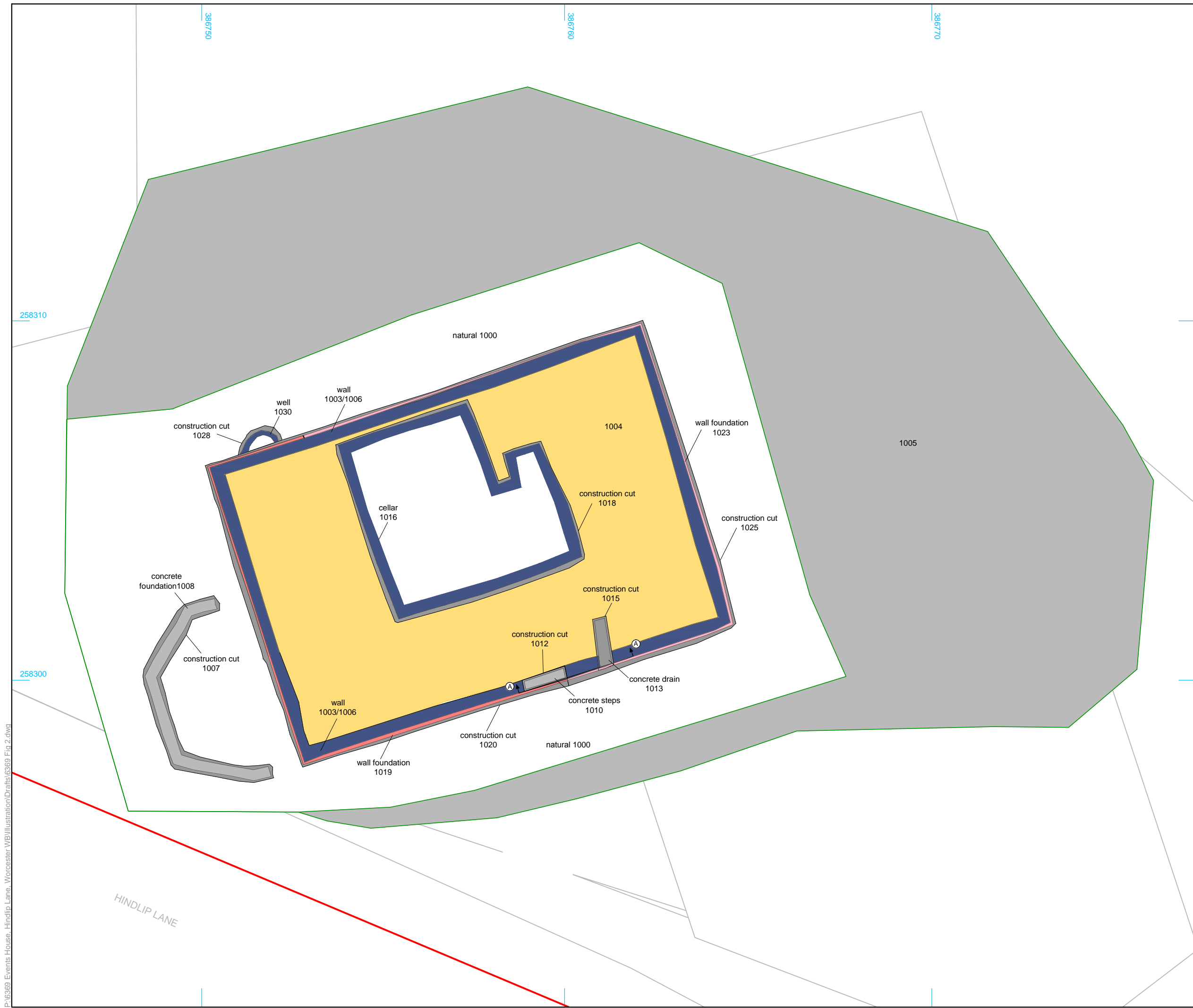
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PROJECT TITLE
Events House, Hindlip Lane, Worcester

FIGURE TITLE
Area of observed groundworks, showing identified archaeological features

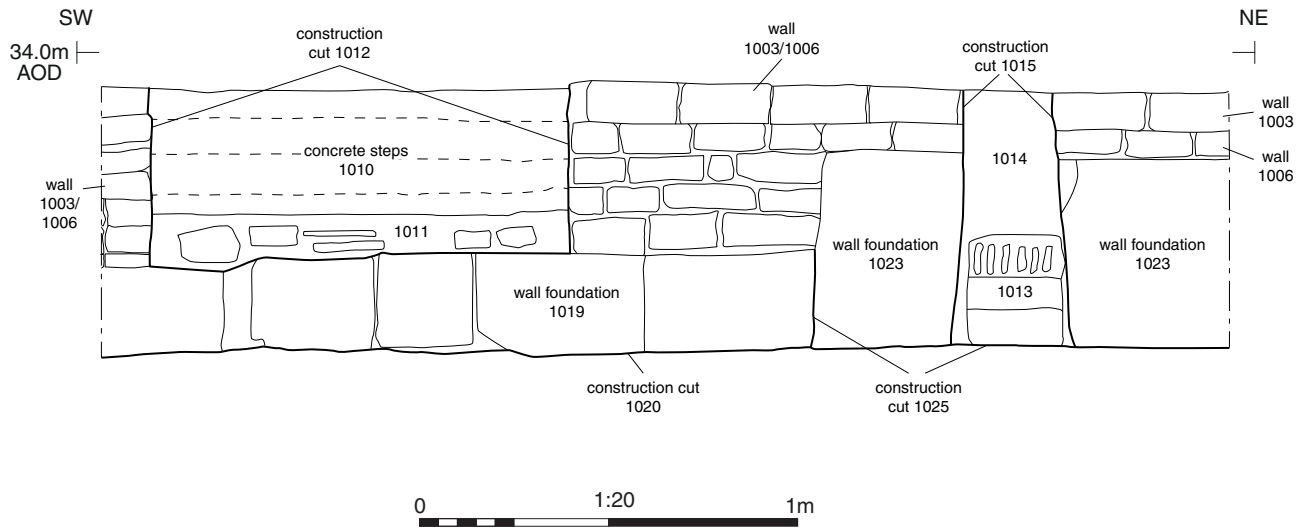
DRAWN BY	CP	PROJECT NO.	6369	FIGURE NO.
CHECKED BY	DJB	DATE	25/09/2017	3
APPROVED BY	SS	SCALE@A3	1:100	



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HINDLIP LANE

Section AA



Wall foundation 1019 and wall 1003/1006, looking north-west (1m scale)



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PROJECT TITLE

Events House, Hindlip Lane, Worcester

FIGURE TITLE

Wall foundations 1019 and 1023 and wall 1003/1006: section and photograph

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 APPROVED BY SS SCALE@A4 1:20

FIGURE NO.

5



Remains of historic farmhouse post demolition/ground reduction, looking south-west (scale 1m)



Well 130, showing sandstone and brick construction



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PROJECT TITLE

Events House, Hidlip Lane, Worcester

FIGURE TITLE

Photographs

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FIGURE NO.

6

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