

**Replacement Garage, Hailes House
Hailes, Cheltenham
Gloucestershire**
Archaeological Evaluation



for
Deborah Giblin

CA Project: 6520
CA Report: 18194

April 2018



Replacement Garage, Hailes House Hailes, Cheltenham Gloucestershire

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SUMMARY

Project Name:	Replacement Garage Hailes House
Location:	Hailes, Cheltenham Gloucestershire
NGR:	404678 230471
Type:	Evaluation
Date:	3-4 April 2018
Planning Reference:	Tewkesbury Borough Council Ref. 17/01352/FUL
SMC:	S00187295
Location of Archive:	To be deposited with Cheltenham Museum and Art Gallery
Site Code:	RGHH 18

An archaeological evaluation was undertaken by Cotswold Archaeology in April 2018 at Hailes House, Hailes Cheltenham Gloucestershire. One trench was excavated.

A make-up layer containing 13th to 15th-century pottery overlying by a possible surface was identified. Later landscaping, of probable 20th-century date, was also identified.



1. INTRODUCTION

1.1 In April 2018 Cotswold Archaeology (CA) carried out an archaeological evaluation for Deborah Giblin at Hailes House Hailes, Cheltenham Gloucestershire (centred at NGR: 404678 230471; Fig. 1). The evaluation was undertaken to accompany a planning application to Tewkesbury Borough Council (TBC; Ref. 17/01352/FUL) for the demolition of existing garages and replacement with a single storey garage/store.

1.2 The evaluation was carried out in accordance with recommendations for archaeological evaluation made by Charles Parry, Archaeologist, Gloucestershire County Council (GCC), the archaeological advisor to the TBC and with a subsequent detailed *Written Scheme of Investigation (WSI)* produced by CA (2018) and approved by Charles Parry. The land on which the building stands is a Scheduled Ancient Monument (Hailes Abbey and ringwork; List entry No. 1018070) and archaeological evaluation required Scheduled Monument Consent (SMC). This was granted by Department of Media, Culture and Sport (DCMS) on 13 March 2018, acting on the recommendations of Mel Barge, Inspector of Ancient Monuments, Historic England (HE). The fieldwork also followed *Standard and guidance: Archaeological field evaluation* (ClfA 2014).

The site

1.3 The proposed development area is approximately 1.1ha, and comprises a residential property and outbuildings surrounded by gardens. The site is bounded by to the north-east by Cotswold Way road, to the south-east by Hailes Abbey and to the south-west and north-west by agricultural land. The site lies at approximately 100m AOD, sloping down gently to the north.

1.5 The underlying bedrock geology of the area is mapped as Charmouth Mudstone Formation of the Jurassic Period with superficial deposits of Head - gravel, sand, silt and clay of the Quaternary Period (BGS 2018). During the evaluation sandy-silt, clay and gravel were encountered c. 1m below present ground level (bpgl).



2. ARCHAEOLOGICAL BACKGROUND

- 2.1 Hailes House is situated within the Hailes Abbey and ringwork Scheduled Ancient Monument (List entry No. 1018070).
- 2.2 St Mary's, a Cistercian Abbey, was founded by Richard, Earl of Cornwall in 1245 and partly incorporated the remains of Hailes Castle, an earlier ringwork. It was partially adapted in 1277 after the abbey received a phial of the supposed blood of Christ which then made the abbey a place of pilgrimage. The abbey followed the usual Cistercian plan and was divided between an inner precinct containing claustral buildings of which three bays survive to their full height, with the rest reduced to foundation level, and an outer court. This contained a gatehouse chapel, four fishponds, a cross, two mills and further water management features. A barn on the western site of the monument in the grounds of Hailes House is thought to be contemporary with the abbey and is included in the scheduling. A small hatch in one wall is thought to have been used to give communion to lepers (Historic England Record of Scheduled Monuments; SM 1018070).
- 2.3 The abbey was dissolved in 1539 and the church, which lay to the north of the cloister, demolished. However the 12th century gatehouse chapel, now the parish church, still stands to the east of Hailes House. The parish church and grounds are not scheduled (*ibid.*).
- 2.4 In the 17th century the remaining west range of the abbey and the abbot's lodging was adapted into a private home and the surrounding grounds were landscaped (*ibid.*).
- 2.5 Archaeological evaluation adjacent to Hailes House in July 2008 revealed structural remains sealed by 17th to 18th-century levelling deposits suggesting that a building had been demolished during the documented landscaping of the abbey grounds in the post-medieval period and/or during construction of Hailes House (CA 2008a). In October 2008 structural remains comprising walls, a surface and a culvert were observed during a watching brief and preserved *in situ*. These may have formed part of external yard areas or former buildings pre-dating the post-medieval landscaping of the abbey grounds (CA 2008b). Evaluation of the proposed route to be taken by a diverted cable in May 2009 (CA 2009a) revealed a landscaping layer containing two sherds of pottery of 13th-century date; this layer may have been associated with the

creation of Hailes Abbey or its dissolution, but could equally be the result of post-medieval or later landscaping activity on site. All other deposits encountered were associated with modern landscaping. A watching brief on the subsequent cable trench (CA 2009b) revealed no additional deposits or features.

3. AIMS AND OBJECTIVES

- 3.1 The objectives of the evaluation are to provide information about the archaeological resource within the site, including its presence/absence, character, extent, date, integrity, state of preservation and quality, in accordance *Standard and guidance: Archaeological field evaluation* (ClfA 2014). This information will enable TBC and HE to identify and assess the particular significance of any heritage asset, consider the impact of the proposed development upon it, and to avoid or minimise conflict between the heritage asset's conservation and any aspect of the development proposal, in line with the *National Planning Policy Framework* (DCLG 2012).

4. METHODOLOGY

- 4.1 The fieldwork comprised the excavation of 1 trench, 2m in length and 1m in width, in the location shown on the attached plan (Fig. 2). The position of the trench was moved 1.5m to the west from that agreed in the WSI and SMC due to services and existing structures. Trenches were set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with CA Technical Manual 4 *Survey Manual*.
- 4.2 The trench was excavated by hand. Where archaeological deposits were encountered they were excavated by hand in accordance with CA Technical Manual 1: *Fieldwork Recording Manual*.
- 4.3 Deposits were assessed for their palaeoenvironmental potential in accordance with CA Technical Manual 2: *The Taking and Processing of Environmental and Other Samples from Archaeological Sites* and no deposits were identified that required sampling. All artefacts recovered were processed in accordance with Technical Manual 3 *Treatment of Finds Immediately after Excavation*.

- 4.4 The archive and artefacts from the evaluation are currently held by CA at their offices in Kemble. Subject to the agreement of the legal landowner the artefacts will be deposited with Cheltenham Museum and Art Gallery 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 2-3)

- 5.1 Within the trench a sondage measuring 0.5m in length by 0.5m in width (Fig. 3) was excavated to revealed layers sealed beneath surface 108 (see below). Natural geological substrate 110, consisting of sandy silt with patches of clay and gravel, was revealed at an average depth of 1m bpgl. This was overlain by make-up layer 109, consisting of silty clay and sandstone fragments with charcoal flecks. Two relatively unabraded sherds of pottery dating to the mid-13th to 15th centuries were recovered from this layer. It was sealed by possible surface 108, consisting of a single layer of angular sandstone fragments that appeared to be laid flat. Surface 108 was sealed by subsoil 107, from which post-medieval pottery was recovered. The subsoil was cut by two modern service trenches (104 and 106 respectively) that were sealed by buried topsoil 102. The modern services trenches did not appear to truncate the possible surface 108. This was overlain by made ground 101 which was sealed by topsoil and turf 100.

6. THE FINDS

- 6.1 Artefactual material was hand-recovered from three deposits (buried topsoil 102, subsoil 107 and make-up layer 109). The recovered material dates to the medieval and post-medieval periods. Pottery fabric codes (in Appendix B and in parenthesis in the text) are equated to the Gloucester online pottery type series (<http://glospot.potsherd.net/table/med>).

Pottery: medieval

- 6.2 A relatively unabraded sherd of Bristol glazed ware (TF92, 5g), of mid 13th to 15th-century date, was recovered from make-up layer 109.

Post-medieval

- 6.3 Post-medieval pottery, in an unabraded condition, comprised two sherds (21g) from buried topsoil deposit 102. Represented fabrics are Westerwald stoneware (TF94, imported from Germany) and Tin-glazed earthenware (TF62), both of which are dateable to the late 17th to 18th century.

Other finds

- 6.4 Buried subsoil 107 produced a fragment from the stem of a clay tobacco pipe. Such pipes were in use from the late 16th to late 19th centuries.
- 6.5 A copper alloy button was also retrieved from buried subsoil 107. It conforms most closely to South's Type 7 (a plain, flat disc with the eye cast in place) of c. mid-19th century date (Noël Hume 1969, 90–1).

7. DISCUSSION

- 7.1 The construction of the make-up layer 109 and the possible overlying surface 108 must have occurred after the 15th century, but cannot currently be more precisely dated. It may therefore relate to the Abbey's development or demolition or the later reworking of the site during the building of Hailes House. The purpose of the surface also cannot currently be ascertained, but its location away from the main focus of the Abbey and Hailes House could suggest it is an external yard surface or similar.
- 7.2 The surface is sealed by layers of buried topsoil and made ground suggesting landscaping occurred in this area after the surface was constructed. The 19th-century pottery in subsoil 107, which lay below the buried topsoil and made ground, would suggest this landscaping probably occurred in the 20th century.

8. CA PROJECT TEAM

- 8.1 Fieldwork was undertaken by Luke Brannlund, assisted by Gary Baddeley. The report was written by Luke Brannlund. The finds report was written by Jacky Sommerville. The illustrations were prepared by Charlotte Patman. The archive has been compiled by, and prepared for deposition by Hazel O'Neill. The project was managed for CA by Richard Young.

9. REFERENCES

BGS (British Geological Survey) 2018 *Geology of Britain Viewer*
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> Accessed 9 February 2016

CA (Cotswold Archaeology) 2008a *Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Evaluation*. CA Typescript report No. **08139**

CA (Cotswold Archaeology) 2008b *Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Watching Brief* CA Typescript report No. **08229**

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CA (Cotswold Archaeology) 2009b *Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Watching Brief* CA Typescript report No. **09136**

CA (Cotswold Archaeology) 2018 *Replacement Garage Hailes House Hailes, Cheltenham Gloucestershire: Written Scheme of Investigation for an Archaeological Evaluation*

DCLG (Department of Communities and Local Government) 2012 *National Planning Policy Framework*

<http://glospot.potsherd.net/table/med>

Noël Hume, I. N. 1969 *A Guide to Artifacts of Colonial America*. Philadelphia. University of Pennsylvania Press



APPENDIX A: CONTEXT DESCRIPTIONS

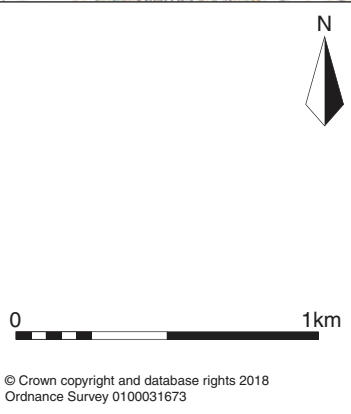
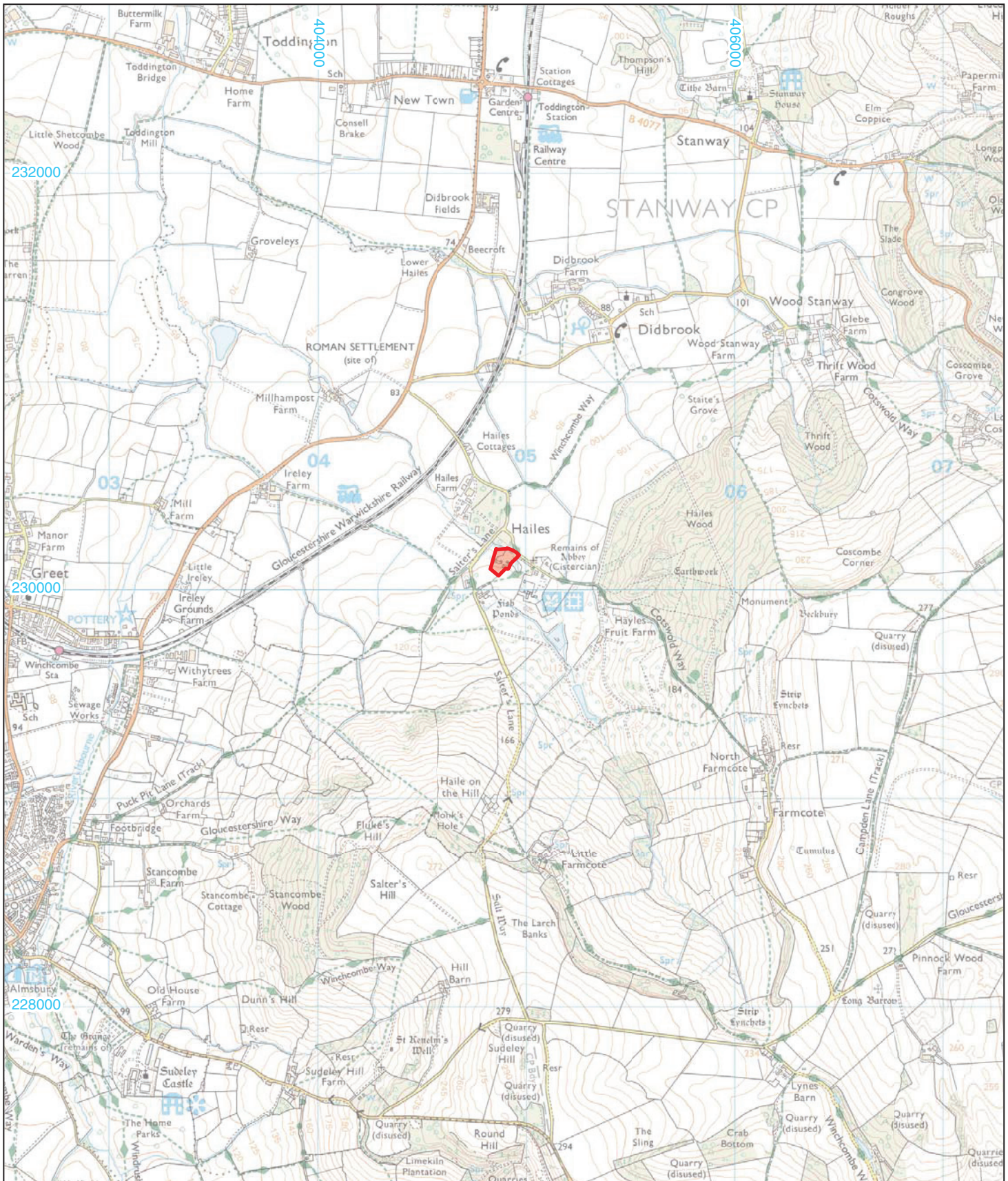
Trench No.	Context No.	Type	Fill of	Context interpretation	Description	L (m)	W (m)	D (m)	Spot-date
1	100	Layer		Topsail/turf	Dark grey brown silt			0.1	
1	101	Layer		Made ground	Mixed deposit of light brown sand, grey silt-clay, brick rubble and concrete			0.3	
1	102	Layer		Buried topsoil	Mid brown-grey silt-clay with occ. Angular sandstone fragments			0.2	LC17-C18
1	103	Fill	104	Service/ trench backfill	Metal pipe and brown-grey silt-clay		0.25	0.15	
1	104	Cut		Service trench	NW-SE aligned in plan with vertical sided profile			0.15	
1	105	Fill	106	Service/ trench backfill	Ceramic pipe and brown-grey silt-clay			0.2	
1	106	Cut		Service trench	NW-SE aligned in plan with vertical sided profile		0.35	0.2	
1	107	Layer		Buried subsoil	Light-mid green-grey silt-clay with occ. sandstone flecking			0.2	MC 19
1	108	Surface	102	Possible surface	Light yellow sub angular sandstone in one layer may be a surface or dump/consolidation deposit			0.05	
1	109	Deposit	102	Make-up layer	Light orange-brown silt clay with common sandstone fragments/ flecks and occ. Charcoal flecking			0.25	MC13-C15
1	110	Layer		Natural	Light yellow-brown sand-silt with grey clay and orange gravel			n/a	

APPENDIX B: THE FINDS

Context	Category	Description	Fabric Code	Count	Weight (g)	Spot-date
102	Post-medieval pottery	Westerwald stoneware	TF94	1	17	LC17-C18
	Post-medieval pottery	Tin-glazed earthenware	TF62	1	4	
107	Clay tobacco pipe	Stem		1	1	MC19
	Copper alloy	Button		1	4	
109	Medieval pottery	Bristol glazed ware	TF92	1	5	MC13-C15

APPENDIX C: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Replacement Garage, Hailes House Hailes, Cheltenham Gloucestershire	
Short description	<p>An archaeological evaluation was undertaken by Cotswold Archaeology in April 2018 at Hailes House, Hailes Cheltenham Gloucestershire. One trench was excavated.</p> <p>A make-up layer containing 13th to 15th-century pottery overlying by a possible surface was identified. Later landscaping, of probable 20th-century date, was also identified.</p>	
Project dates	3-4 April 2018	
Project type	Evaluation	
Previous work	<p>CA (Cotswold Archaeology) 2008a Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Evaluation. CA Typescript report No. 08139</p> <p>CA (Cotswold Archaeology) 2008b Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Watching Brief CA Typescript report No. 08229</p> <p>CA (Cotswold Archaeology) 2009a Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Evaluation CA Typescript report No. 09072</p> <p>CA (Cotswold Archaeology) 2009b Hailes House, Hailes, Stanway, Gloucestershire: Archaeological Watching Brief CA Typescript report No. 09136</p>	
Future work	Unknown	
PROJECT LOCATION		
Site Location	Hailes House, Hailes Gloucestershire	
Study area (M ² /ha)	2m ²	
Site co-ordinates	404678 230471	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator	n/a	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Richard Young	
Project Supervisor	Luke Brannlund	
MONUMENT TYPE	Floor	
SIGNIFICANT FINDS	Pottery	
PROJECT ARCHIVES		
	Intended final location of archive	Content
Physical	Cheltenham Museum and Art Gallery	Pottery, Metal work
Paper	Cheltenham Museum and Art Gallery	Context sheets, Trench Sheet
Digital	Cheltenham Museum and Art Gallery	Digital photos
BIBLIOGRAPHY		
<p>CA (Cotswold Archaeology) 2018 <i>Replacement Garage Hailes House, Hailes, Cheltenham, Gloucestershire: Archaeological Evaluation</i>. CA typescript report 18194</p>		



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PROJECT TITLE
 Replacement Garage, Hailes House,
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FIGURE TITLE
 Site location plan

DRAWN BY	CP	PROJECT NO.	6520	FIGURE NO.	
CHECKED BY	AO	DATE	12/04/2018		
APPROVED BY	REY	SCALE	A4 1:25,000		1

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 Ordnance Survey 0100031673



- site boundary
- evaluation trench
- previous watching brief (CA 2008a)
- previous watching brief (CA 2008b)
- previous evaluation trench (CA 2009a)
- previous evaluation trench (CA 2009b)
- surface
- A A section location



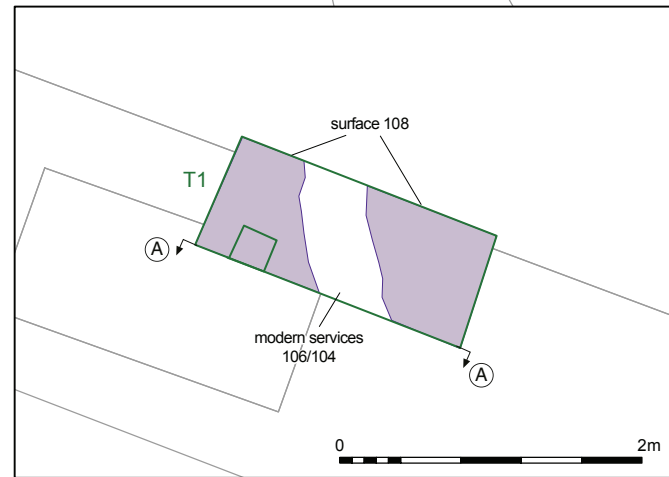
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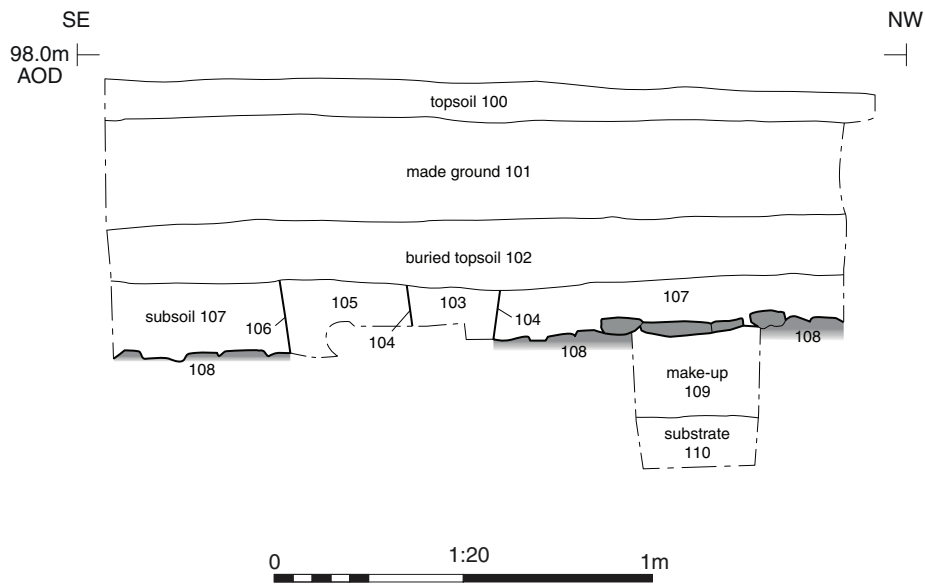
PROJECT TITLE
Replacement Garage, Hailes House, Hailes, Cheltenham, Gloucestershire

FIGURE TITLE
Trench location plan showing archaeological features



DRAWN BY	CP	PROJECT NO	6520	FIGURE NO.	
CHECKED BY	AO	DATE	12/04/2018		2
APPROVED BY	REY	SCALE@A3	1:500		

Section AA



Trench 1, looking south-west (scale 1m)



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PROJECT TITLE

Replacement Garage, Hailes House,
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FIGURE TITLE

Trench 1: section and photograph

DRAWN BY CP PROJECT NO. 6520
 CHECKED BY DJB DATE 12/04/2018
 APPROVED BY REY SCALE@A4 1:20

FIGURE NO.

3

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