

Victory Gardens, Bannerdown Drive, Batheaston, Bath:

Results of an archaeological watching brief

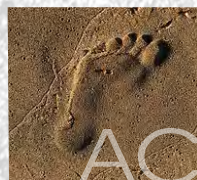
Centred on NGR 378460,167733

Prepared by:
Mark Corney

On behalf of: M Veal

Document No: ACW1037/2/1

Date: September 2018



archaeology

VICTORY GARDENS, BANNERDOWN DRIVE, BATHEASTON, BATH, BA1 7JW:

Results of an archaeological watching brief

Centred on NGR 378460 167733

1. INTRODUCTION

1.1 This document describes the results of archaeological monitoring of works associated with the construction of a two-storey extension to an existing dwelling at Victory Gardens, Bannerdown Drive, Batheaston, Bath (centred on NGR 378460 167733). The site location is shown in Appendix 1.

1.2 The document has been prepared by AC archaeology Ltd on behalf of the owner, Mr M. Veal, in compliance with Condition 2 of the planning permission issued by Bath and North-East Somerset Council (Ref 14/01397/FUL):

No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

1.3 This permission includes the construction of a detached workshop/garage and four holiday lets within the same plot of land. At this stage, only the house extension has been undertaken and this report covers the results of the monitoring of groundworks associated with the extension only. Further monitoring will be required when the subsequent elements of the development are undertaken.

1.4 The application area lies approximately 400m north of the River Avon at between 80 and 85m OD. The underlying geology comprises sedimentary limestone of the Inferior Oolite Group of Jurassic origin.

2. ARCHAEOLOGICAL BACKGROUND

2.1 The proposed development lies approximately 250m to the south-west of the discovery spot of a Roman stone coffin (B&NES HER MBN 1736) and approximately 250m to the south of the find spot of a further stone coffin (B&NES HER MBN 4612).

3. APPROACH TO ARCHAEOLOGICAL MONITORING

3.1 The principal aims of the recording and archaeological monitoring were:

- To monitor, under constant archaeological supervision, the excavation of the footing trenches for the extension and the reduction of levels within the extension footprint;
- To provide an archive and interpretive report on the results of the monitoring.

3.2 The archaeological monitoring project was managed by Peter Cox MIfA, Director of AC archaeology. Site monitoring was undertaken by a Mark Corney.

3.3 Attendance on site was comprehensive- an archaeologist was present during all groundworks. This included all activities involving the reduction of site levels, and the excavation of footing trenches and external service trenches.

3.4 A detailed archaeological record was made of all exposed deposits of archaeological interest, using notebooks, context records, plans and sections at suitable scales and by photography (digital imagery).



Plate 1: Area of the works prior to construction. View from the S

4. RESULTS

4.1 Prior to commencement of works the site was cleared and the debris removed (Plate 1).

4.2 A 10m long footing trench for the extension was mechanically excavated to an average depth of 1 m and 0.7m wide. At regular intervals the trench widened to 1.2m for pad bases. The exposed stratigraphy was consistent throughout the excavations comprising up to 200mm of mixed topsoil overlying undisturbed natural limestone brash (Plate 2).



Plate 2: Excavated footing trench with expanded pad-base in foreground. View from the W

4.3 No artefacts or features of archaeological origin were noted.

5. COMMENT

5.1 The archaeological monitoring demonstrated that no features of archaeological origin were disturbed during the groundworks associated with the construction of the extension. Further monitoring will be required elsewhere on the site when the holiday let properties are constructed.

APPENDIX 1: SITE LAYOUT

Crown Copyright. All rights reserved OS licence no.AR100038132



Ordnance Survey © Crown Copyright 2014. All rights reserved.
Licence number 100022432. Printed Scale - 1:1250



SITE LOCATION PLAN 1:1250

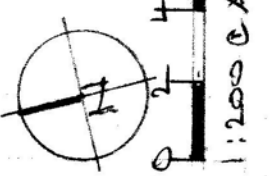
lane at corner (6m radius - 4.2m width) as built in accordance with 2006 amendment to Danison Orchard pl. permission

outline of existing permitted scheme - relationship with adj. house remains similar (eaves 1.0m higher on proposed "barn" building but still lower than eaves of house)

rooflights on this side above 1.8m (2 no first floor windows at all)

position of gable of permitted scheme

BLOCK PLAN

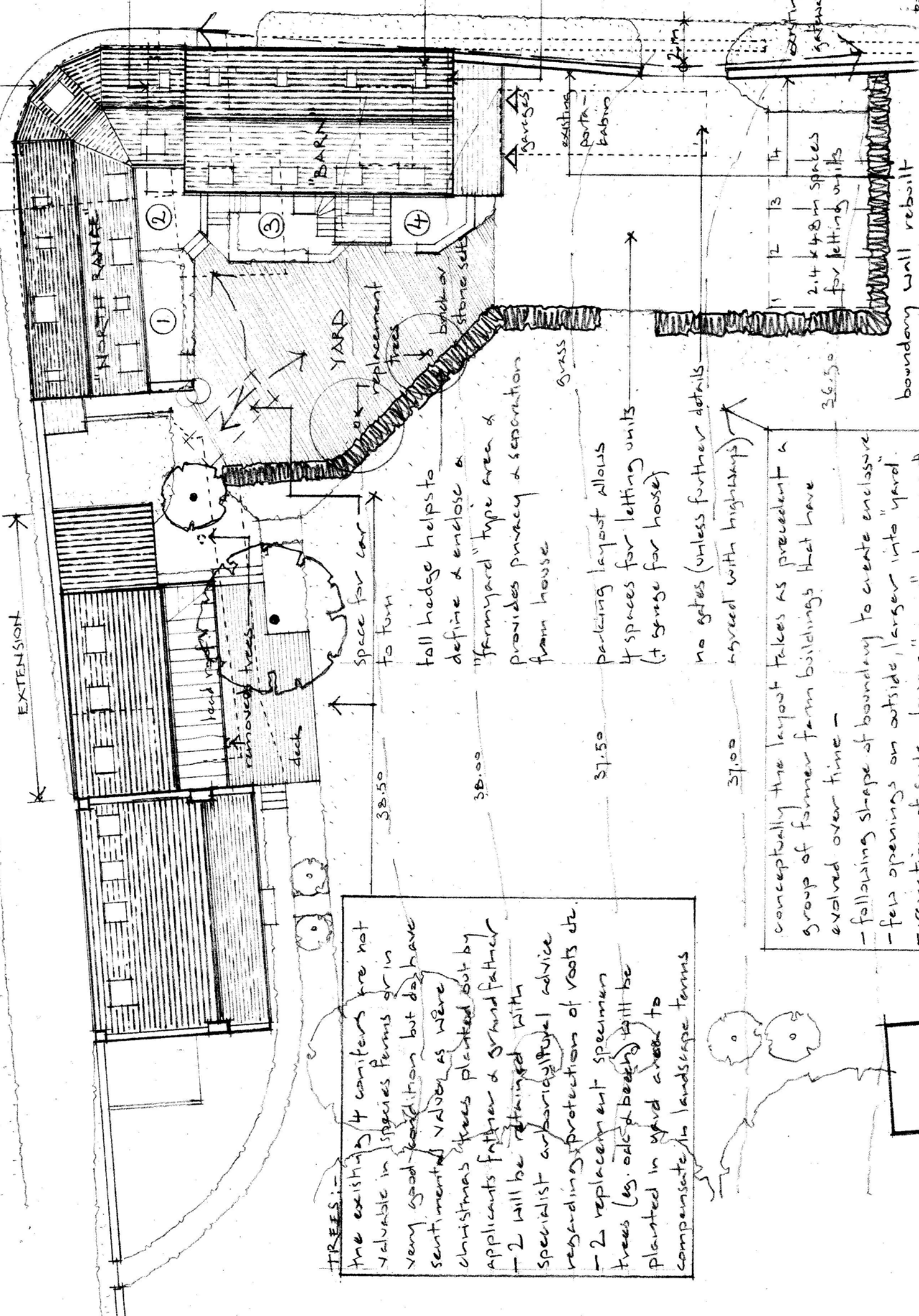


REV. A:02.14: minor amendments
 B:03.14: extension shorter + tree note + re-filled
 A:05.14: access/visibility spay/parking amended
 P:05.14: verge returned to org. line

BLOCK PLAN & ROOF PLAN
1:200 @ A3

PROPOSED SIDE EXTENSION TO DWELLING + GARAGE/WORKSHOP & FOUR HOLIDAY LET UNITS IN CURTILAGE (partly superseding similar building permitted under 02/00155/FUL) VICTORY GARDENS BANNERDOWN DRIVE

BATHEASTON BATH
 RICHARD WAGSTAFFE RIBA
 Glen Avon Lodge 8 Sion Road Bath BA1 5SG
 01225 445424 07721 679263 rgwagstaffe@t2s.com
 Chartered Architect
 483.01D
 March 2014



TREES:
 the existing 4 conifers are not valuable in species terms or in very good condition but do have sentimental value as were Christmas trees planted out by applicants father & grand father - 2 will be retained with specialist arboricultural advice regarding protection of roots etc.
 - 2 replacement specimen trees (eg. oaks & beech) will be planted in yard area to compensate for landscape terms

tall hedge helps to define & enclose a "farmyard" type area & provides privacy & separation from house

parking layout allows 4 spaces for letting units (+ garage for house)

no gates (unless further details agreed with highways)

conceptually the layout takes as precedent a group of former farm buildings that have evolved over time -
 - following shape of boundary to create enclosure
 - few openings on outside, larger into "yard"
 - variation of scale - lower "range" along north wall & higher "barn" on east side

REF. 483.03 FOR CONTINUATION OF VISIBILITY TO SOUTH

existing building

boundary wall rebuilt using existing rubble stone at angle to give 2.10 x 2.3m visibility splays + visibility to south end of single track lane - all to highways approval

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

www.acarchaeology.co.uk