

Proposed new care home at the former
Frome House Care Home, Cranleigh Court
Road, Yate, South Gloucestershire
Results of an archaeological watching brief

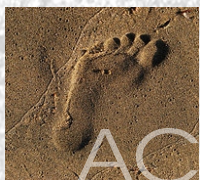
NGR: 370694, 183063

Prepared by:
Ben Urmston

On behalf of:
Windmill Care Ltd

Document No: ACW909/2/0

Date: November 2016



archaeology

PROPOSED NEW CARE HOME AT THE FORMER FROME HOUSE CARE HOME, CRANLEIGH COURT ROAD, YATE, SOUTH GLOUCESTERSHIRE:

Results of an archaeological watching brief

NGR: 370694, 183063

Summary

Archaeological monitoring and recording was undertaken during groundworks associated with the construction of a new care home and related groundworks at land off Cranleigh Court Road in Yate, South Gloucestershire, between June and August 2016.

No archaeological features were identified following a topsoil strip of the site and the excavation of numerous foundation and service trenches. This is consistent with the historic background of the site as having been under agricultural use until the mid-20th century.

1. INTRODUCTION

- 1.1 This document sets out the results of an archaeological watching brief during groundworks associated with the construction of a new care home at the site of the former Frome House Care Home off Cranleigh Court Road in Yate, South Gloucestershire (Appendix 1).
- 1.2 The monitoring was undertaken by AC archaeology Ltd. on behalf of Windmill Care Ltd., in compliance with the requirements of Condition 12 of the planning consent granted by South Gloucestershire Council (Ref. PK15/5229/F), which stated:

Prior to the commencement of development, a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

- 1.3 The location of the site and a plan of proposed works is included as Appendix 1. The development site comprises c. 0.5 hectares of land which was formerly occupied by a small care home opened in the 1960s and demolished in 2012. The proposed development comprises the construction of a new three-storey care home with parking, landscaping and associated works.

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 The development area does not lie within a Conservation Area or area designated by South Gloucestershire Council as an area of high archaeological potential. There are no designated heritage assets within 500m of the site.
- 2.2 There are no designated heritage assets recorded within the development area nor within 300m of it. Historic mapping shows that the site was open farmland until the mid-20th century.

3. METHODOLOGY

3.1 The principal aims of the archaeological watching brief were;

- To record any archaeological features and finds which may be revealed or disturbed by the construction of the new care home and the associated groundworks, and;
- To provide an interpretive report on the results of the monitoring.

3.2 The site works were undertaken in accordance with a written scheme of investigation approved by South Gloucestershire Council (Cox 2016). Attendance by the site archaeologist was intermittent due to the nature of the groundworks and ground disturbance. All groundworks were completed using a mechanical excavator.

3.3 Site observations were recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records in accordance with AC archaeology's *General Site Recording Manual, Version 2*.

3.4 The archive has been prepared using the unique site code ACW909.

4. RESULTS

4.1 AC archaeology staff were in attendance on seven separate occasions between June 2016 and August 2016 to observe relevant groundworks once advised that excavations would be taking place. The results are presented below.

4.2 The deposits encountered and context numbers allocated during the fieldwork are listed in Table 1 below. A selection of photographs is included as plates at the end of this report.

Table 1: The general stratigraphic sequence

Context Number	Description	Depth	Interpretation
100	Tarmac and made ground	Up to 350mm	Modern surface
101	Soft, dark brown humic silty clay	c. 100mm +	Topsoil. Present beyond location of former building
102	Mid brown soft silty clay. Mixed with building rubble and redeposited reddish brown soft silty clay. Bioturbation throughout	100mm to 500mm	Subsoil
103	Firm mottled yellow, pink and red silty clay. <5% angular & sub-angular mudstone fragments <100mm long	500mm to 1.5m	Substratum
104	Firm red silty clay. <1% angular mudstone	Up to 7m	Natural geology

4.3 Initial groundworks comprised the excavation of a service trench to a depth of c. 4.5m, some 3m northeast of the site access point. Natural substratum (103) was observed once tarmac (100) had been removed.

4.4 Further monitoring was undertaken during the excavation of coal seam trenches and trial pits, which were excavated for structural engineering requirements towards the eastern extent of

the site; a maximum depth of 7m was recorded, with a simple soil profile of (101), (102), (103) and (104) observed. No features of archaeological interest were exposed in the long sections.

- 4.5** Foundation trenches for the new building were observed across the eastern and western parts of the site, where topsoil was also removed. A deep manhole was excavated in the southwestern corner of the site with a similar soil profile as noted above. A further sewer pipe trench some 5m wide and 4m deep was excavated across the southern part of the site. No archaeological features were noted in any of the foundation trenches monitored.

5. COMMENT

- 5.1** The archaeological watching brief has provided no evidence for archaeological activity on the site. This is most likely due to the extensive disturbance associated with the construction of the former Frome House Care Home.
- 5.2** It is also likely that the lack of archaeological activity within the site reflects its use as agricultural land until the late 19th century.

6. REFERENCES

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

CIFA, 2001 (and subsequent revisions), *Standard and Guidance for Archaeological Watching Brief*. Reading: Chartered Institute for Archaeologists.

Cox, 2016. *Proposed new care home at the former Frome House Care Home, Cranleigh Court Road, Yate, South Gloucestershire: Project Design for archaeological watching brief*. Document ref. ACW909/1/0

SELECTED PLATES



Plate 1: General view of site pre-excitation, facing north



Plate 2: General view of site following topsoil strip, facing west. Scale 1m



Plate 3: Typical soil sequence. Scale 1m



Plate 4: General view of foundation trenches, facing east

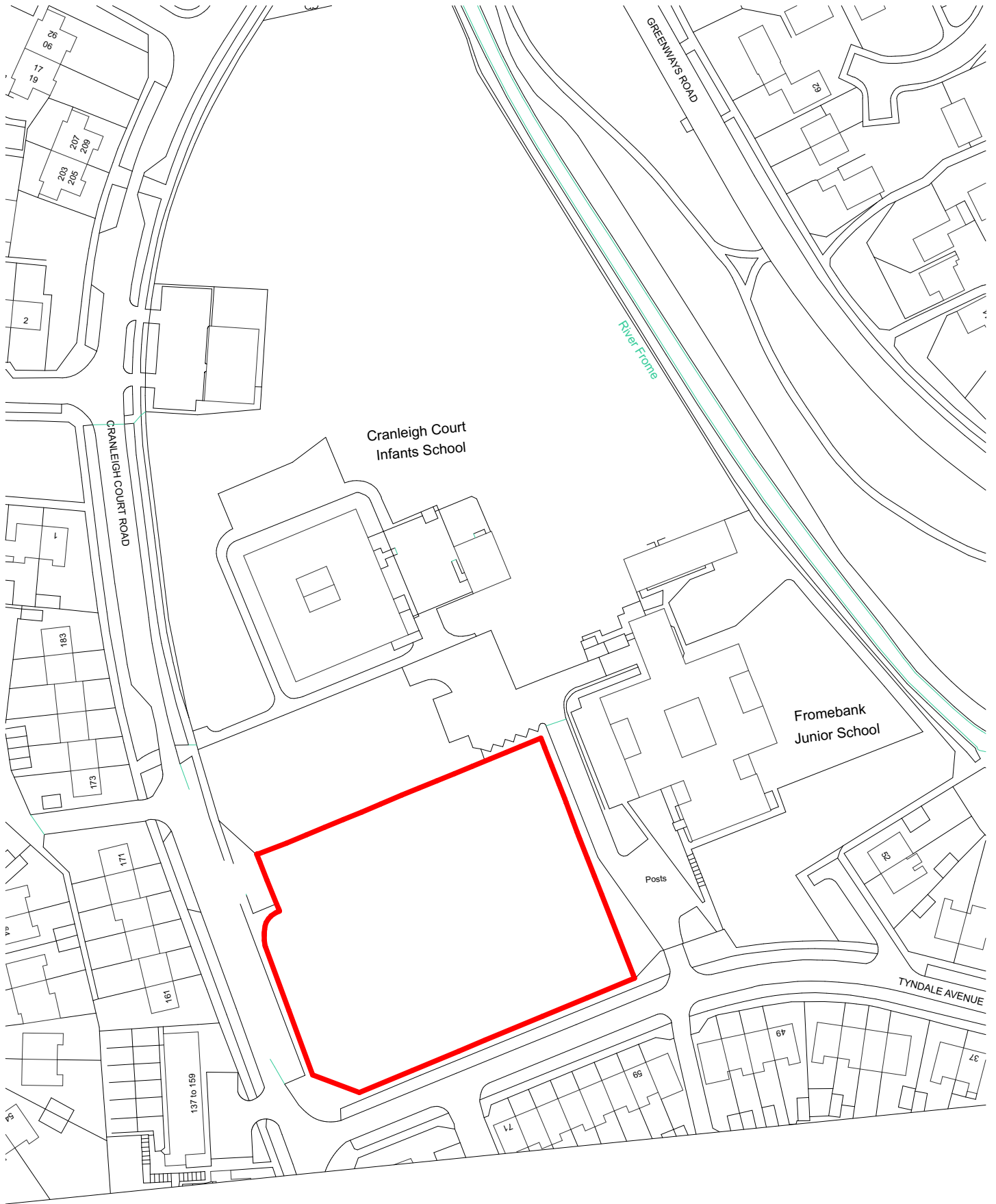
Appendix 1

1250



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 Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



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Job
Dementia Care Home, Cranleigh Court Road, Yate
 Client
Windmill Care
 Drawing Title
Site Location Plan

Drawn	FB	Date	Oct 2015
Checked	PT	Scale	1:1250 @ A4
Job Number	1786	Drawing Number	SitLoc
		Revision	

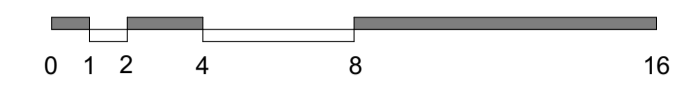


Landscape Legend

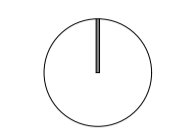
- Existing deciduous trees retained
- Existing conifer trees retained
- Proposed fastigate trees
- Proposed trees
- Proposed multi-stem trees
- Proposed specimen shrubs
- Existing hedge retained
- Proposed hedge
- Proposed grass
- Proposed shrubs and groundcover
- Proposed gravel
- Proposed cobble in concrete
- Pico pebble seats
- Proposed benches
- Timber Pergola
- 1.8m pergola with cross wires
- 1.8m wooden fence (with gate)

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Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



1:200 @ A1



Accommodation Schedule GIFA		
Home Story	Area (m2)	Perimeter (mm)
Ground Floor	1,398.1	236.6
First Floor	1,260.1	207.3
Second Floor	1,260.1	207.3
TOTAL	3,918.3 m²	651.2 m

84 Bedroom Care Home
C2 Residential Institutions
1 space per 6 bed spaces
1 space per 2 staff
22 Parking Spaces
2 Disabled Space

Rev	Date	By	Description
B	15-01-2016	FB	Amendment to Material Notes. Balcony / entrance detail added. RWP's to balcony repositioned.
A	10-12-2015	FB	General amendments following design team meeting. Notes added.

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Job
Care Home,
Cranleigh Court Road,
Yate
Client
Windmill Care
Drawing Title
Site Plan

Drawn	FB	Date	Dec 2015
Checked	SD	Scale	1:200 @ A1
Job Number	1786	Drawing Number	P100
		Revision	B

137 to 159

71

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