

Archaeological Watching Brief  
at the former site of the  
**JUBILEE INN,**  
**NO. 91 WHITEWAY ROAD, SOUTHDOWN,**  
**BATH**  
for  
Construction Total Solutions Limited



Report No. 2527/2012

By Tim Longman



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at the former site of the  
**JUBILEE INN,**  
**NO. 91 WHITEWAY ROAD, SOUTHDOWN,**  
**BATH**

Centred on  
N.G.R. ST 72448 63150

Client: Construction Total Solutions Limited

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### Abbreviations

AD	Anno Domini	Km	Kilometre
aOD	Above Ordnance Datum	m	Metre
BaRAS	Bristol & Region Archaeological Services	NGR	National Grid Reference
BC	Before Christ	NMR	National Monuments Record
c.	Circa	OS	Ordnance Survey
HER	Historic Environment Record		

### NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

January, 2012.

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## **SUMMARY**

An archaeological watching brief was carried out during groundworks associated with the construction of nine terraced houses on the site of the former Jubilee Inn, No. 91 Whiteway Road, Southdown, Bath.

No features or deposits of archaeological significance were observed during the programme of intrusive groundwork.

## LIST OF ILLUSTRATIONS

### Figures

- Fig. 1 Site location plans. Plate directions indicated in red (scale 1:1000)
- Fig. 2 *'Site layout plan as proposed for new dwellings'* (courtesy of the client)

### Plates

- Cover A view, looking north-west, of the proposed site of the 9 dwellings and the south-east facing elevation of No. 93 Whiteway Road
- Plate 1 Ground level reduction work in progress, looking north-west
- Plate 2 Excavation of foundation trenches for plots 2-5, looking north
- Plate 3 Investigative boreholes being drilled, looking south-west
- Plate 4 Ground reduction work in progress, on the site of plots 6-9, looking north-west

## 1. INTRODUCTION

- 1.1 Bristol and Region Archaeological Services (BaRAS) was commissioned by Construction Total Solutions Limited to undertake an archaeological watching brief during groundworks associated with the *'erection of 9 no. dwellings with associated works following demolition of existing public house'* on the site of the former Jubilee Inn, 91 Whiteway Road, Southdown, Bath BA2 2RF (**Fig.1; Cover**).
- 1.2 The watching brief was commissioned to comply with a condition of planning consent (Planning Reference 10/00775/FUL) formulated by the local planning authority (Bath & North East Somerset Council) and in accordance with a *Written Scheme of Investigation* prepared by John Bryant (Acting Manager, BaRAS) of Bristol and Region Archaeological Services in August 2011 (Bryant 2011).
- 1.3 The fieldwork was undertaken by BaRAS archaeologists over a number of days between late December 2011 and early January 2012. Tim Longman (Project Officer, BaRAS) subsequently compiled this report.
- 1.4 The project archive will be deposited with Bath Museums Service and a copy of the report will be made available to the National Monuments Record (NMR) maintained by English Heritage at the National Monuments Record Centre (NMRC) in Swindon. The project has been entered in the Bath and North East Somerset Historic Environment Record (HER) and it has been issued with the OASIS ID: bristola1-106554.

## **2. THE SITE**

- 2.1 The site (centred on NGR ST 72448 63150) is located on the western edge of the Southdown district of Bath, about 3km south-west of the city centre. Immediately adjoining to the north-west are No. 93 Whiteway Road and the rear of terraced dwellings (Nos. 2-10 (evens)) on Englishcombe Rise. Open fields adjoin to the south-west and south-east. Whiteway Road is a busy unclassified road forming part of the link between Newton St Loe and Odd Down, and has been used for many years as a short-cut to the A36 south of Bath. On the opposite side of the road is High Barrow Hill, which rises to 141m aOD. The total area of the site is about 3,580m<sup>2</sup>. Located at about 115m aOD, adjacent to the main road, the site slopes down towards the south.
- 2.2 Prior to the commencement of the redevelopment of the site, the property comprised a public house in the north corner, a surfaced car park alongside the road and down the south-eastern side, and the remainder laid out as garden. There are some trees, especially at the bottom end of the car park. The earliest part of the structure was a two-storey Bath stone building with slate-covered hipped roof and chimney stacks on its north-east side. The principal elevation faced north-west rather than onto the road. There were various single-storey slate-roofed extensions to the south-east and south, with a small clay tile-roofed extension to the north-west.
- 2.3 According to the British Geological Survey, the site lies on Fullers Earth Rock passing in to chalky limestone, all of the Jurassic period.
- 2.4 The site lies within the Bath World Heritage Site boundary, although not in a conservation area. There are no listed buildings adjoining or affected by the site, nor Scheduled Ancient Monuments in the vicinity. The route of Wansdyke appears to be on the opposite side of Padley Bottom. However, the place-name High Barrow Hill, a short distance to the north, may be significant.

### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 The site lies in the historic parish of Twerton (alias Twiverton) in Wellow Hundred in the County of Somerset. The eastern part of the parish was incorporated within the revised boundaries of the City of Bath in 1867, with the village itself and the remainder of the parish following in 1911.
- 3.2 No previous archaeological work has taken place on this site. However, evidence for Romano-British activity has been found at various locations within the present City boundary.
- 3.3 Twerton was for most of its history a village in a rural parish more than 2 kms (1½ miles) from the city centre. Thorpe's 1742 map of Bath and district showed the road (unnamed) but with no development between Haycombe Lane and Padleigh Hill. The 1807 map of Twiverton did not include this part of the parish, although fields on the opposite side of the road were shown. No development was recorded on the OS 1:31680 map of 1808. The first large-scale OS plan, the 1:2500 survey of the mid-1880s, showed several buildings to either side of the road, all with narrow gardens running parallel with the highway – often a sign of land enclosed from formerly wider verges and sometimes associated with squatters' dwellings. The present No. 93 had been built, but the next dwelling to the south-east was the '*Whiteway House*', identified as a beer house, which was opposite the plot now occupied by No. 88. A few small structures were shown in the area formerly occupied by the car park, but they appear to have been pigsties or small sheds. The 1884-5 edition of the Bath Directory did not list the former inn, but by 1895 it was included, as the '*Jubilee Inn, Twerton Hill*', G. White proprietor.
- 3.4 By the time of the early 1900s revision of the 1:2500 scale map edition the two-storey house that latterly formed the core of the modern building had been erected. It was identified as the '*Jubilee House Inn*'. The small sheds survived, with the addition of a pump to their south-west (probably beneath the site of the public house extension). The field to the rear was in use as '*Allotment Gardens*'. Building development associated with the spread of urban Bath was starting to appear at the time of the early 1930s revision, with six houses erected in '*Whiteway Avenue*' (now Englishcombe Rise). The sheds had been extended, although the inn itself had not. The upper end of the field to the south-west had been subdivided off.
- 3.5 Substantial housing development took place in subsequent decades to the north and east, although the fields west of Whiteway Road remained intact, as did much of High Barrow Hill.



## 4. METHODOLOGY AND RESULTS

- 4.1 The fieldwork complied with the methodology contained within the *Written Scheme of Investigation* (Bryant 2011). The fieldwork also followed the *Standards and Guidance for Archaeological Watching Briefs* issued by the Institute for Archaeologists (1994, revised 2008). The aim of the watching brief was to record any archaeological features or deposits revealed during the course of intrusive groundwork.
- 4.2 All groundwork was carried out by 360° slew mechanical excavators utilising both toothed buckets and toothless ditching buckets.
- 4.3 The initial phase of ground work in late December involved ground level reduction work (**Plate 1**) in the area formerly occupied by the inn. No significant deposits were observed. The stratigraphy comprised spreads of modern demolition rubble (100) sealing the homogenous brownish yellow brashy clay subsoil (101). A large pit, measuring 4m wide by 6m long by 2m deep, was also excavated in the south-west corner of the site. The recorded deposits comprised heavily compacted grey clay (102), which was overlain by up to 300mm of brown silty clay topsoil (103).
- 4.4 This was followed, in early January, with foundation trench excavations (0.5m deep by 0.9m wide) for building plots 2-5 (**Plate 2**) near the north-west corner of the site. No archaeological deposits or features were present in the clay subsoil (101). In addition, a team of geotechnical drilling engineers drilled two investigative boreholes (**Plate 3**), near the south-west site boundary, to assess the suitability of the geology in terms of the potential location for a rainwater soakaway. A very small diameter bore was used so relatively little upcast was produced, and what there was contained nothing of archaeological interest.
- 4.5 The last phase of ground work to be monitored consisted of further ground reduction work (**Plate 4**) to a depth of up to 3 metres on the site of building plots 6-9. Beneath the modern car park surface the exposed ground was comprised of fill or made ground (104) overlying apparently undisturbed clay subsoil (101). Adjacent to the latter work a trench for a new retaining wall (next to Whiteway Road) was also mechanically excavated through the same deposits. No significant archaeology was present.

## 5. CONCLUSION

- 5.1 The watching brief identified no archaeological deposits or remains within the area of the intrusive groundwork.

## **6. PROJECT TEAM**

- 6.1 The fieldwork was undertaken by Cai Mason MifA (Acting Project Officer) and Tim Longman MifA (Project Officer), the latter of whom also produced this report. The illustrations were prepared and the report compiled by Ann Linge (Design & Production Officer). The project was managed by John Bryant MifA (Acting Manager, BaRAS).

## **7. BIBLIOGRAPHY AND SOURCES CONSULTED**

### **Published Material**

Institute for Archaeologists, 2008 *Standard and Guidance for Archaeological Watching Briefs* (first published 1994, revised 2008).

### **Unpublished Material**

Bryant, J., 2011 *Written Scheme of Investigation for an Archaeological Watching Brief at the Jubilee Inn, 91 Whiteway Road, Bath* (BaRAS Report).

## **8. ACKNOWLEDGMENTS**

BaRAS would like to thank Alan Dix (Project Manager) of Construction Total Solutions Limited along with the site team from Western Construction and geotechnical engineers from CJ Associates for their assistance and co-operation during the programme of archaeological monitoring.

## **APPENDIX 1: Policy Statement**

This report is the result of work carried out in the light of national and local authority policies.

### **NATIONAL POLICIES**

Statutory protection for archaeology is enshrined in the Ancient Monuments and Archaeological Areas Act (1979), amended by the National Heritage Act, 1983. Nationally important sites are listed in the Schedule of Ancient Monuments (SAM). Scheduled Monument consent is required for any work that would affect a SAM.

### **GOVERNMENT POLICY GUIDANCE**

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and Planning Policy Guidance Note 16: Archaeology and Planning (1990) have been replaced (23 March 2010) by Planning Policy Statement 5: Planning for the Historic Environment (2010) which sets out the Government's national policies on conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets.

Of particular relevance within the Planning Policy Statement are:

#### **Policy HE6: Information Requirements for Applications for Consent Affecting Heritage Assets**

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

#### **Policy HE9: Additional Policy Principles Guiding the Consideration of Applications for Consent Relating to Designated Heritage Assets**

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I or II\* listed buildings and grade I and II\* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

#### **Policy HE12: Policy Principles Guiding the Recording of Information Related to Heritage Assets**

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

### **Local Policy**

Bath & North East Somerset Local Plan including waste and minerals policies Revised Deposit Draft 2003 as approved for use for Development Control purposes contains the following policies:

**Policy BH.11** – Development which would adversely affect Scheduled Ancient Monuments or any other sites of national importance, and their settings and does not preserve such sites in situ will not be permitted.

**Policy BH.12** – Development which would harm important archaeological remains or their settings outside the scope of Policy BH.11 will not be permitted unless the adverse impact of the development proposal on the remains can be mitigated.

**Policy BH.13** – Development which adversely affects significant archaeological remains within Bath will not be permitted unless the preservation in situ of these remains can be achieved through a detailed design and construction scheme.

Two Supplementary Planning Guidance (SPG) documents '*Archaeology in Bath & North-East Somerset*' and '*Archaeology in the City of Bath*' (both 2004) have been adopted. Their principal purpose is to supplement Policies BH.11, BH.12 & BH.13 of the existing and emerging Bath & North East Somerset Local Plan and should be read in conjunction with these.

## APPENDIX 2: Context Descriptions

Context No.	Description
100	Demolition rubble
101	Brownish yellow brashy clay subsoil
102	Natural, heavily compacted grey clay
103	Brown silty clay topsoil
104	Modern fill / made ground

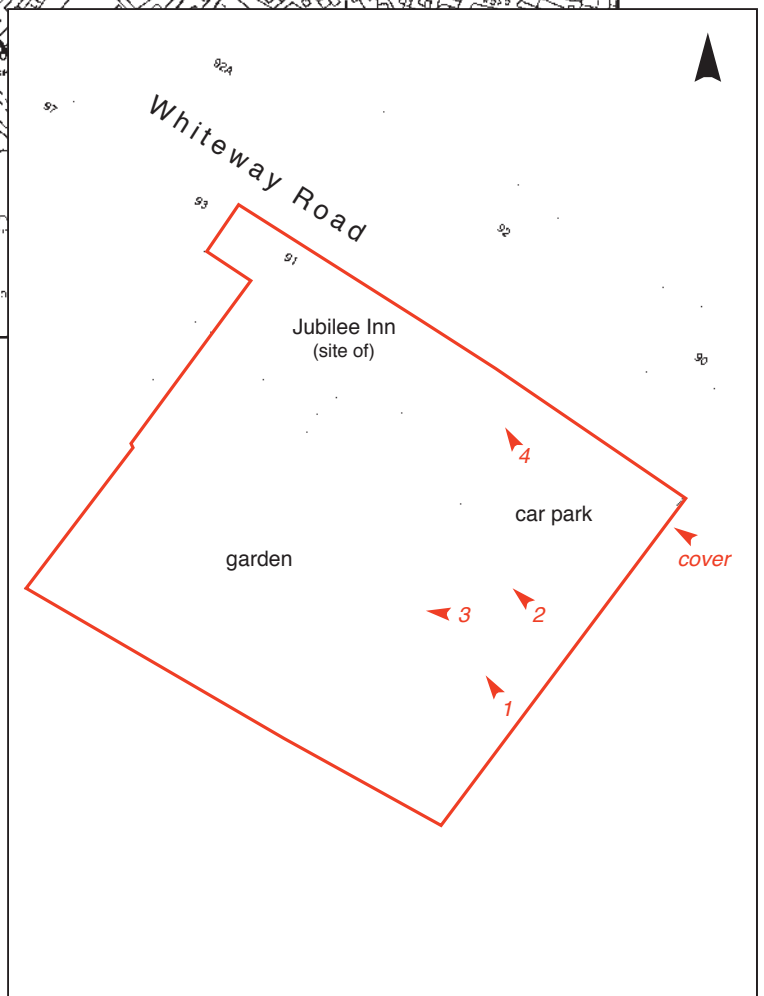
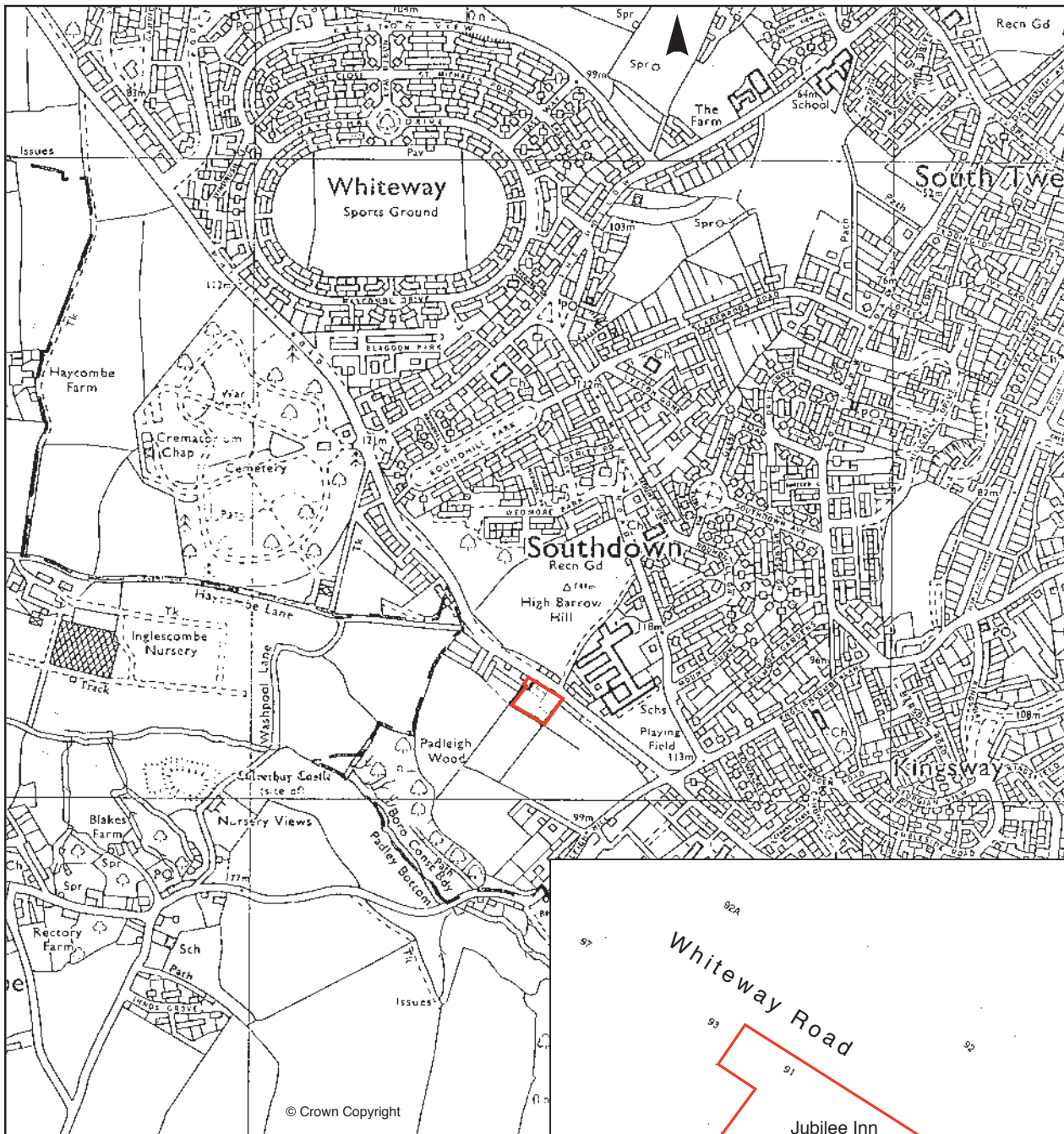


Fig.1 Site location plans. Plate directions indicated in red (scale 1:1000)

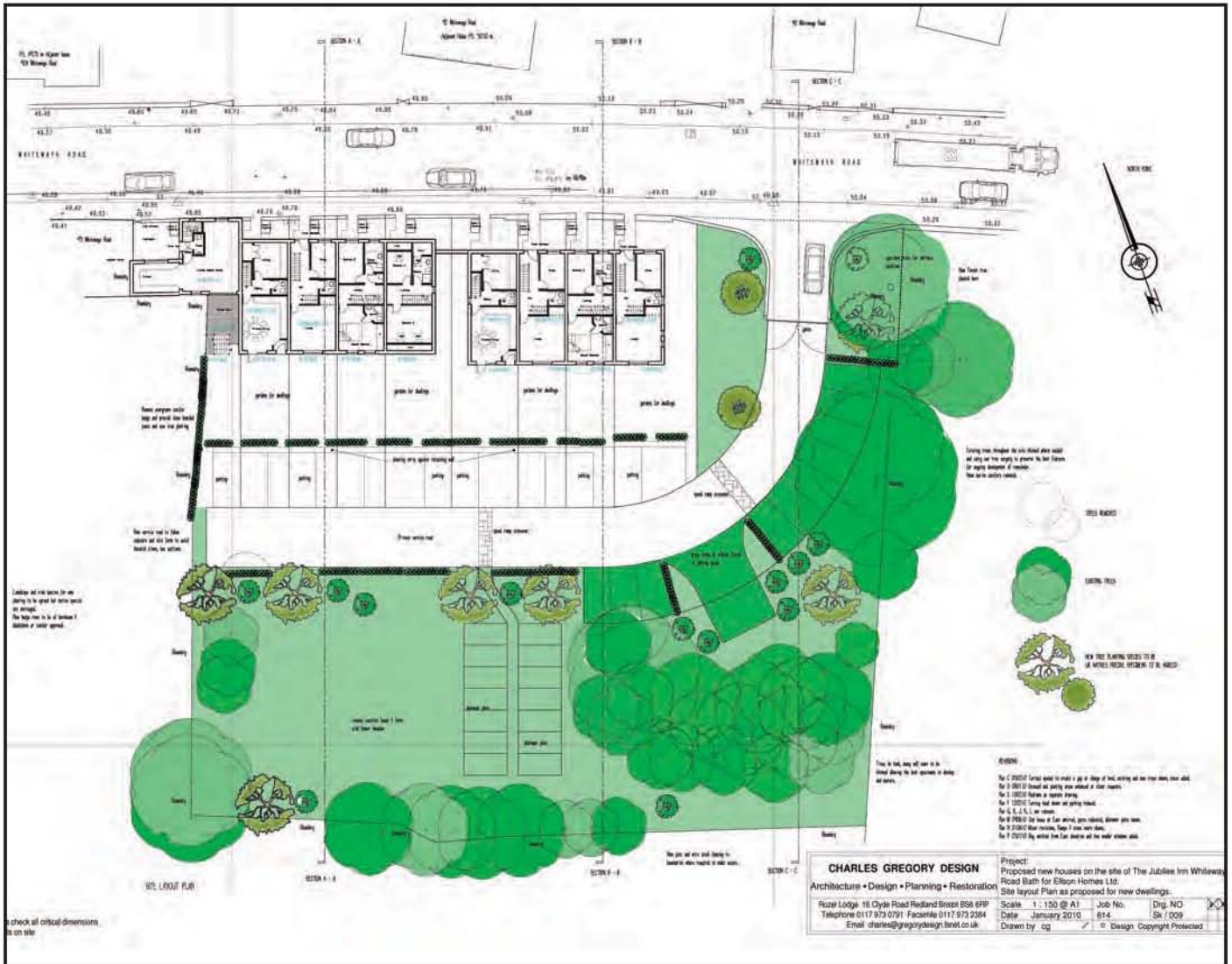


Fig.2 'Site layout plan as proposed for new dwellings' (courtesy of the client)



Plate 1 Ground level reduction work in progress, looking north-west



Plate 2 Excavation of foundation trenches for plots 2-5, looking north





Plate 3 Investigative boreholes being drilled, looking south-west



Plate 4 Ground reduction work in progress, on the site of plots 6-9, looking north-west