Archaeological building investigation and recording and archaeological watching brief at St Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire, WR14 4RF

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31st October 2017

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Introduction

Historic building recording of St Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire (SO 77213 45794, listed Gd II, No 1082750; Historic England ref L00558399) was undertaken at the request of Matthew Gullick of Matthew Gullick Architects. This was done according to a written scheme of investigation provided by Martin Cook BA MCIfA, based upon a a letter from Katriona Byrne, Inspector of Historic Buildings and Areas, of Historic England (dated 8th March 2017) to Clare Bull of Malvern Hills District Council (planning refs 17/00064/LBC & 17/00063/FUL). The written scheme of investigation was approved by Adrian Scruby of Worcestershire Historic Environment and Archaeology Service.

The project was undertaken to an enhanced level two standard, in advance of and during the refurbishment of the property.

Summary

Historic building recording was undertaken at St Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire. The project recorded the two principal interventions in the historic fabric during the refurbishment of the building and brought together various elements of documentary material regarding it and spas in general in order to place the recording in its social context. It was determined that the existing building comprised four principal phases: the original structure being a 'two up one down' cottage in 1813; its extension with a rather grand octagonal structure in 1841 and two extensions between 1903 and 1926, of rather more practical and mundane purpose.

The documentary material

Documentary research at the Malvern Local Studies Library took place on the 7th August 2017 and a search of the Historic Environment Record was provided by Adrian Scruby.

Historic mapping

The earliest available map was the Great Malvern tithe map of 1843 (Fig 2.1). St Ann's Well is marked although no detail is shown. The 1st edition Ordnance Survey map of 1884 (Fig 2.2) shows phase 1 and phase 2 of the well house (Fig 3.1). The Ordnance Survey map of 1903 shows little different. The Ordnance Survey map of 1926 shows phases 3.1 and 3.2 of the well house (Fig 3.1).

The Worcestershire Historic Environment Record

WSM 36910 St Ann's Well Cottage, St. Ann's Road

Fashionable during Malvern's heyday as a spa. The well house probably dates to the 18-19th century. Adjacent wing was added circa 1860. The Well House is in random rubble and has a hipped old tile roof. Two storeys with two windows to upper floor and two light leaded wood casements, Gothic glazing bars. Wide square headed opening to ground floor. Spring water flows from marble dolphin head into marble scallop shell bowl on leaf ornamented stem. Adjacent wing is half octagonal plan, two storeys, rubble with brick and stone dressings. Round headed two light casements with forked glazing bars to first floor, cambered-headed with round-headed lights to ground floor. Similar head to door opening. Flight of steps with ornamental cast-iron railings to upper floor.

The earliest reference to St Ann's Well is on the 1744 Foley estate map... By the early 19th century St Ann's Well could be approached by a path through the Crown Hotel Gardens and was becoming increasingly popular. A pump room and baths were built between 1815 and 1819. Because of its convenience St Ann's Well became the most popular....circa 1860 St Ann's Well was enlarged and proved to be the most frequented.. The late 19th century led to a general decline of the spa facilities, by early 20th century almost totally over. In all Malvern today only St Ann's Well evokes anything

of the spirit of the water cure that was at its height a century before and even that was threatened with demolition in 1963.

Other historic sources, including accounts of other spas in literature

General

During the 18th and 19th centuries spa towns like Bath were expanding rapidly. Thatched cottages were disappearing, replaced by classical style, sash-windowed residences. Elegant public buildings connected with the spa also appeared, such as the Pump Room and the Assembly Rooms, which were soon buzzing with fashionable life. Bath became one of the chic places to be in the season, a place where visitors could bathe, drink the famous waters, gamble, eat, drink, dance, do business and broker marriages. The social mix encompassed all sorts of characters: aristocrats, merchants, bluestockings, respectable matrons, servants, chancers and fraudsters.

Many of the contemporary texts deal with Bath's most precious commodity – the water. In Thomas Guidott's Register, the case of William Howard, Viscount Stafford, cured of the 'Universal Palsey', is only one of many. George Cheyne blamed rich diets and lazy lifestyles for the high incidence of gout amongst the 18th century's rich Englishmen. The waters of Bath provided the cure.

The account by John Rutty of his academic argument over the presence or otherwise of sulphur in the waters of Aix-la-Chapelle, Bath and Bristol provides a fascinating example of scientific writing. And the real and satirical speeches of quack doctors give a glimpse of a more dubious practice and discourse.

By the 19th century Bath was in competition with continental spas and other genteel British spas. The Visitors Guide to Cheltenham indicates the amenities and activities on offer there, and the kind of visitors the town hoped to attract.

Spas in literature

To direct more attention to the medicinal virtues of the mineral waters of Bath, and to their successful employment for the cure of a numerous class of diseases, - advantages which are daily experienced by the poor of our city – while to the higher and wealthier classes they are comparatively little known; and to guide to their proper use those who resort to them as a restorative of health, are the immediate objects of this little work (Anon 1843). A perusal of its pages will show, that most of the advantages held out by the Continental Spas may be found at home, with the additional advantages of greatly increased comfort, and freedom from the annoyance and expense attendant upon distant travelling, frequently so prejudicial to persons in delicate health.

The vast number of invalids, who, after resorting to the mineral springs of the Continent, have returned greatly relived, or altogether cured, having previously exhausted in vain the ordinary resources which medicine and medical treatment afford, is a fact forced upon our attention, and tending greatly to dissipate the ignorance existing on this subject in England, a country possessing valuable thermal springs, many of which closely resemble, and in medicinal virtues rival, the most esteemed Spas of Germany.

At a little before seven came the bath attendant (Lane 1846). He poured about four inched depth of water into a tin bath, five feet long, and directed me to get out of bed and sit in it. He then poured about two gallons of water on my head and commenced a vigorous rubbing in, in which I assisted. This is called THE SHALLOW BATH. After three or four minutes I got out of the bath, and he enveloped me in a dry sheet, rubbing me thoroughly. All this friction produced an agreeable glow, and the desire to dress quickly and get into the air was uppermost. The same process was repeated with Ned; and, having each taken a tumbler of water, we started to mount the hill. I got as far as St Anne's Well, with Ned's help, and, drinking there, sauntered about the exquisite terrace walks on the hill. The fountain of St Anne's Well is constantly flowing, and though varying in quantity, has never failed. I am told that the water is at nearly the same temperature in summer as in winter. In sparkling brilliancy, as well as purity, it is confessedly unrivalled even at Malvern, except by the water of the 'Holy Well'. A cottage, beautifully situated in the hollow of this eminence, encloses the fountain, where it escapes from the rock; the chief apartment of which is free, and open to all who wish to

drink; but it is good taste to put down a half-crown (12.5p, about £11 today) upon the first visit, and inscribe a name in the book, which is also open to all.

Another glass of this exquisite water, and home to breakfast at nine.

'Have you drank the waters, Mr. Weller?' inquired his companion, as they walked towards High Street (Dickens 1837). 'Once,' replied Sam. 'What did you think of 'em, Sir?' 'I thought they was particklery unpleasant,' replied Sam. 'Ah,' said Mr. John Smauker, 'you disliked the killibeate taste, perhaps?' 'I don't know much about that 'ere,' said Sam. 'I thought they'd a wery strong flavour o' warm flat irons.' 'That IS the killibeate, Mr. Weller,' observed Mr. John Smauker contemptuously. 'Well, if it is, it's a wery inexpressive word, that's all,' said Sam. 'It may be, but I ain't much in the chimical line myself, so I can't say.'

I was very ill and was ordered to Buxton for a month...twice a day I should go down in a Bath chair to the Colonnade to drink the waters (Jerome 1886). Oh, those waters! I knew nothing about them then, and was rather taken with the idea...But ugh! After the first three or four mornings! Sam Weller's description of them as 'having a taste of warm flat irons' (Dickens 1837) conveys only a faint idea of their hideous nauseousness. If anything could make a sick man get well quickly it would be the knowledge that he must drink a glassful of them every day until he was recovered. I drank them neat for six consecutive days...but after then...I took a stiff glass of brandy-and-water immediately on top of them, and found much relief thereby.

Commentary on historic sources

The historic sources fall conspicuously into two opposing camps:

- the material advertising the spas and accounts of visits, usually in the form of diaries, that are tacitly approving
- accounts by the social commentators of the day who took a more sceptical view

To a modern eye the claims made for the spa waters are wildly over-blown and Dickens (1837) and Jerome (1886) did well to prick the pretentious bubble. However, we should not be too superior with regard to the gullibility of their contemporaries. Confidence tricksters perpetrate just as outrageous frauds today as they did over a hundred years ago.

Images of St Ann's Well

The two best known are drawings broadly contemporary with the two principal phases of the building after 1813 when the earliest extant part, the cottage, was built and after 1841 when the Octagon was added (Fig 2.3). Careful examination of the post-1813 well house shows what appears to be a porch against the north-north-western elevation. This interesting point will be returned to below.

Modern syntheses

Description

A well house with octagonal extension containing a spout and basin (Weaver and Osborne 1994).

In a dimple of the hill...rises St Ann's Well which is equally pure and salutary with the Holy-well, though less used. The assent to it is by a zigzag footpath. The well house was built in 1813 with the octagonal extension built c 1841.

Like many ancient springs this one was believed to have divine properties so was names after St Ann, mother of the Virgin Mary and patron saint of springs and wells. It has been suggested that the well was named after the chapel of the same name at Malvern Priory; that the chapel was named after one of the alters in the old priory dating back to pre-Reformation times and that the early monks dedicated the alter to St Ann because they identified her name with the water fountain on the hill

Early references to St Ann's Well

The 1912 copy of the 1744 Foley Estate Map names the well as St Ann's and it was marked and named on the 1st edition Ordnance Survey map of c 1840. However, the 1803 guide to Malvern does not mention St Ann's Well, possibly because at that time it was insignificant: the well house was not built for another dozen years. Benjamin Capper, in his 1808 Topographical dictionary of the United Kingdom says that the town had long been noted for its two medicinal springs, one of which was St Anns.

Access to the water

Originally Lady Emily Foley owned the well house where the public had free access to the waters. During the early days of the water cure it was the most popular watering place for the wealthy invalids who flocked to Malvern but by the mid-1860s a different class of person was congregating at the well. The town's traders were writing to the local paper about the drunken visitors coming in to Malvern by rail and residents complained that the town was being ruined by the rude day-trippers. Debates regarding the well's public status were inconclusive and the public continued to have unrestricted access, and the well suffered some 19th century vandalism.

The original spout and basin were removed in 1892 and installed in the grounds of the Mount Pleasant Hotel where they may still be seen. The water from the replacement spout is apparently from a cistern behind the spout, filled by a pipe which runs under the cafeteria floor and the pipe is fed by the spring behind the building.

Famous people including Carlyle, Florence Nightingale and Alfred Lord Tennyson came to Malvern during the 19th century to try Hydropathy as the Water Cure was called (Harcup 2010). This was a new concept in spa treatment sweeping through Europe from its origins in Silesia. The new regime combined diet, exercise and the application of water to the body in addition to the centuries-old spa activities of water-drinking, socialising, and promenading in peaceful surroundings.

Malvern was unique among spas where the minerals dissolved in the drinking water were thought to effect the cures. In contrast, Malvern water was renowned for its lack of chemical content. The purity of Malvern water was first scientifically authenticated by Dr John Wall, a founding physician of the Worcester Royal Infirmary who analysed the Holy Well and Chalybeate springs in 1757. His findings that Malvern water contained the least amount of dissolved matter have remained undisputed to the present day.

Dr Wall advised his patients:

To drink freely of the Waters for some days or weeks before they use them externally and to wash Sores, Tumours, etc under the spout Several Times in a Day.

He also advocated cold compresses:

Covering the Parts afterwards with Cloths dipt in the same water and moistened from time to time.

and treated a range of diseases including cancer, leprosy, ringworm, scorbutic rashes caused by scurvy, the King's Evil and ulcers on the mouth, face and legs.

The bottling of Malvern water was first recorded in 1622. In 1850 the firm founded by Jacob Schweppe (1740-1791) took over the bottling which was also started at St Ann's Well by local chemist brothers, W & G Burrows.

St Ann's Well does not appear to have been important and worth a mention until Dr A Phillips Wilson analysed the water in 1805, when he repeated some of Dr Wall's earlier experiments. Thereafter, St Ann's Well gained steadily in popularity, to the detriment of the Chalybeate Well, and reached its zenith in Victorian times.

A guide book of 1825 describes St Ann's Well as protected by a small building:

The female inhabitant of which, is always particularly neat and clean, and who with great civility attends you with glasses to drink the water, or to assist you at the spout for the affected part to receive the healing element.

The fieldwork

General

Fieldwork took place on the 8th August, 15th August and 30th October 2017. It comprised a walkover survey of the building with 'as existing' architect's plans and elevations. The plans and elevations were annotated with historic information relating to the construction and sequence of development of the building with photographs taken as appropriate.

The project was originally intended to record the two major interventions with regard to the structure of the building: the insertion of a new doorway and the alteration of a step adjacent to a relatively late extension on the west-north-west side of the structure. A general review of the available information regarding St Ann's Well was undertaken and an appraisal of its construction sequence was made. Photographs were taken within and without the building to show its general arrangements.

Description and commentary

The new doorway

A new doorway was to be formed in the north-north-eastern wall of room 5 (Fig 3.1). This was to be made in the fabric of phase 1 of the existing building (see below). After removal of the modern plasterboard a lining paper was revealed (Fig 4). Beneath this was a layer of lime plaster which covered the random stone rubble, in lime mortar, of the phase 1 wall (Fig 5). On top of the wall was a decayed timber wall plate.

The removal of the plasterboard also revealed that the existing doorway into room 1 had brick reveals and that these were radiused (Fig 3.1). Consideration of the phasing and sequence of construction of the building indicated that the existing entrance into room 1 may not have been the original one. The random stonework used in the construction of the well house makes it impossible to be certain but it may be that the original entrance to room 1 was in its northern corner. Some support for this comes from the depiction of the post-1813 well house (Fig 2.3) in which what appears to be a porch lies against the north-north-western elevation.

The new step

Full descriptions of the contexts are given in Appendix 1. Summary descriptions are employed below. The excavations for this were very shallow (Fig 3.1; section 1, Figs 6 and 22). A layer of concrete (context 001) overlay a layer of small angular gravel which contained a small diameter water pipe (context 002). This in turn overlay an uneven layer of mortar (context 003).

The layer of mortar (context 003) is almost certainly a casual dump, located as it is at the foot of a mortared wall. The layer of gravel is a combination of a levelling layer, to produce the correct height for the existing step and the fill of a shallow service trench for the water pipe. It is believed that this pipe feeds a small trough, adjacent to the northern corner of the building, intended for dogs. The layer of concrete (context 001) is the former finished level for the steps.

Phase 1: 1813

Because of the configuration of the ground, this comprised the unusual arrangement of a 'two-up, one down' layout with the well room on the ground floor and what may have been domestic accommodation for the guardian at first floor level (Figs 3.1 and 3.2). There appears to have been no direct communication between the ground and first floors in this phase, the entrance to the ground floor being in the north-north-east elevation, the entrance to the first floor in the north-north-west (see above *The new doorway*). In an arrangement that was common at the time, the domestic apartments communicated directly with one another with no intervening corridor.

Phase 2: 1841

In phase 2 the Octagon was built against the east-south-east elevation of the phase 1 structure. At ground floor level a communication was made with the well room by knocking through a doorway. It is possible that a similar communication existed at first floor level as well, with a rather steep stair being inserted in the southern corner of room 2. This might explain the rather curious arrangement in this corner (Figs 3.1 and 11).

The Octagon was grandly conceived compared with the original cottage. It was lofty, had a substantial fireplace at first floor level against its east-south-east wall and was roofed in an elaborate style with corbels (Fig 13) supporting a collar beam truss with a short king post and arched braces (Fig 15). This, or a similar arrangement, is most often seen in parish churches.

Phase 3.1: between 1903 and 1926

In this phase an external stair was added to the south-south-west elevation, providing corridor access to the phase 1 and 2 structures. The original entrance to room 1 of the phase 1 structure was blocked-up and a new entrance formed in its southern corner. Similarly, the steep stair from room 2 to the Octagon was removed, the opening blocked-up and a new opening and stair made in the Octagon's west-north-west corner (Figs 3.1 and 14). Some additional accommodation was also provided (room 5) and a rather curious lean-to style roof was built out from the ridge plate of the original phase 1 roof (Fig 20).

Phase 3.2: between 1903 and 1926

In this phase a small rectangular extension was added to the west-north-west elevation (Fig 3.1).

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Internet sources

http://www.bl.uk/learning/langlit/texts/waters/takingthewaters.html

Acknowledgements

The author would particularly like to thank Matthew Gullick of Matthew Gullick Architects, James Allen of SMB (Shaun Morris Builders) Ltd and Adrian Scruby of Worcestershire Archives and Archaeology Service for their kind co-operation.

Archive

The physical archive consists of:

9 x A4 pages The text of the report 17 x illustrations of various sizes Illustrations for the report

It has been deposited at Worcestershire County Museum, Hartlebury.

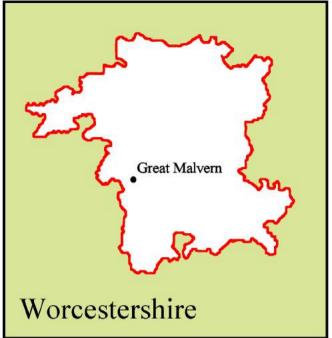
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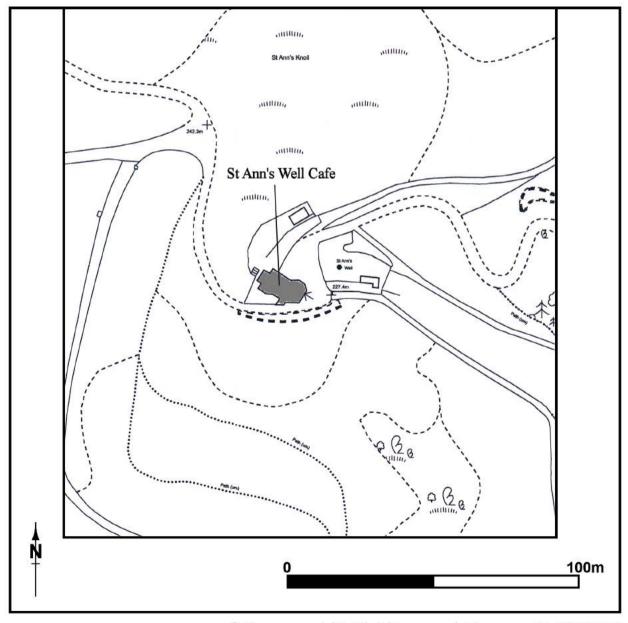
9 x A4 pages The text of the report (.doc format)
17 x illustrations of various sizes Illustrations for the report (.bmp format)

1 x copy of the combined report (.pdf format)

These have been deposited with OASIS and ADS

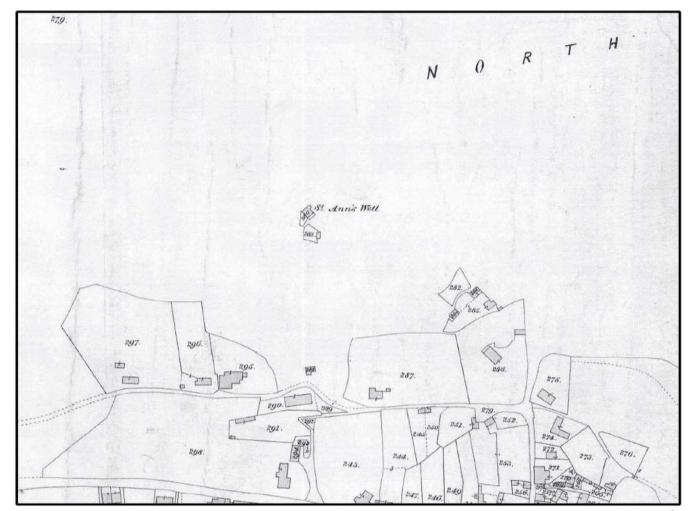






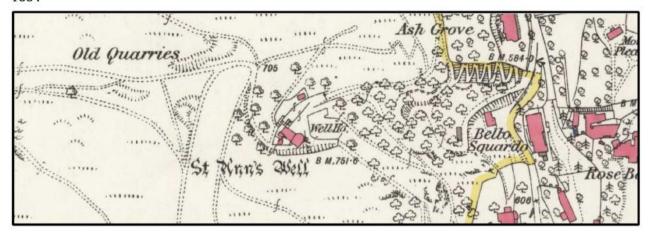
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Fig 1: Location of site

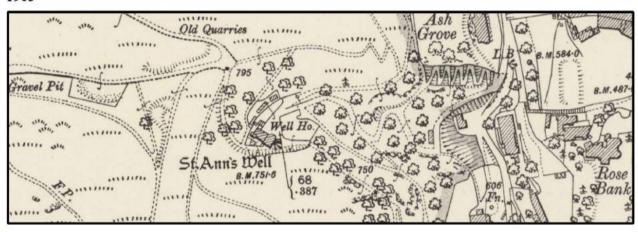


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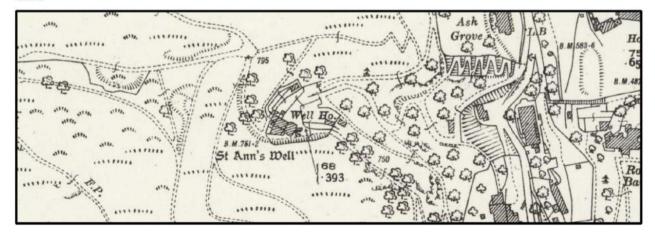




1903



1926



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200m

after 1813



after 1841

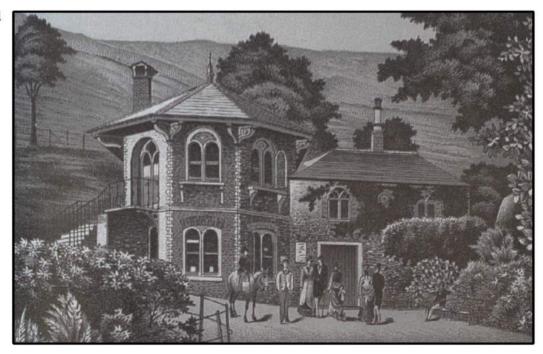

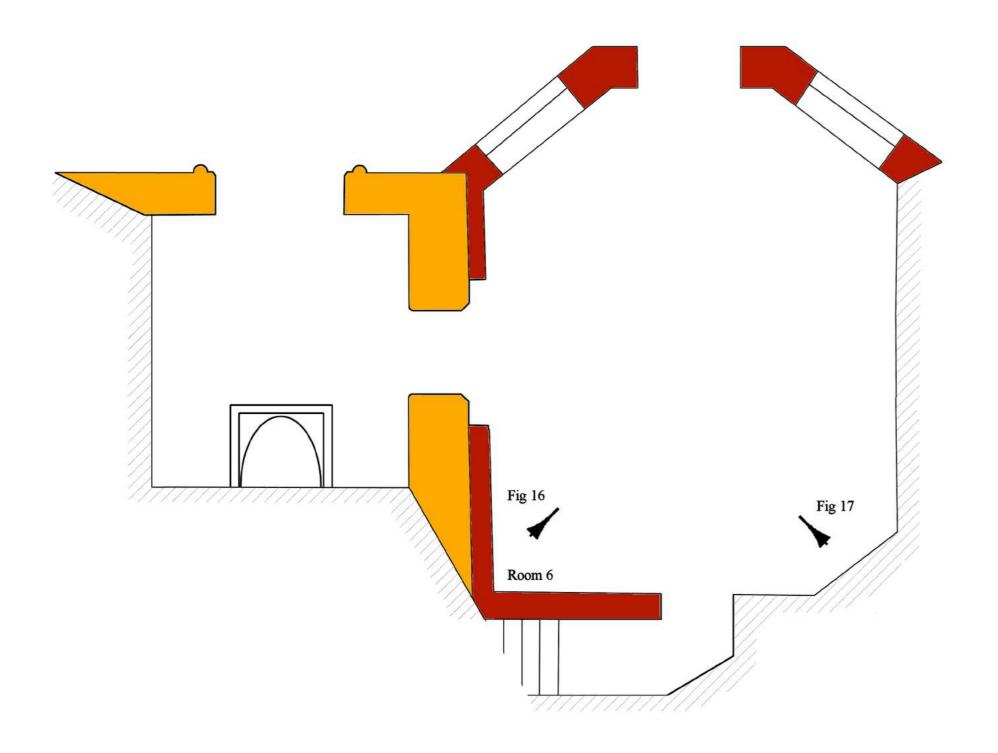


Fig 2.3: St Ann's Well House; after 1813 and after 1841



based upon an original survey by Matthew Gullick Architects

Fig 3: Plan of first floor showing location of recording



based upon an original survey by Matthew Gullick Architects

Fig 3.2: Plan of ground floor showing location of recording



______5.0m

Phase 1: 1813

Phase 2: 1841



based upon an original survey by Matthew Gullick Architects

Fig 3.3: North-north-east elevation





Fig 4: New doorway after removal of plasterboard



Fig 5: New doorway after opening-up



Fig 6: Excavation for new step



Fig 7: Room 1



Fig 8: Room 1 showing new door

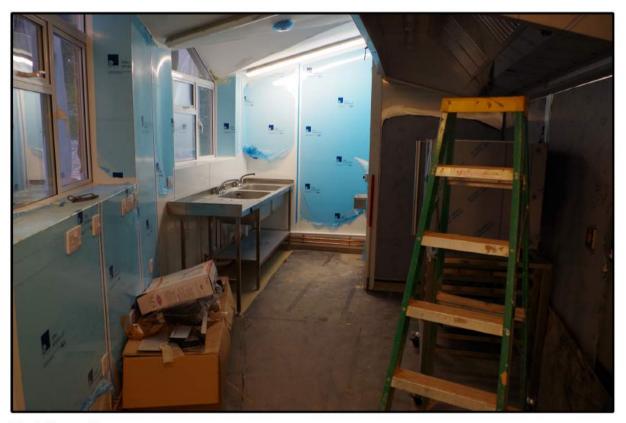


Fig 9: Room 5



Fig 10: Room 4 showing new door to room 2



Fig 11: Room 2



Fig 12: Room 2 showing blocking of former door



Fig 13: Room 3 showing detail of roof truss support

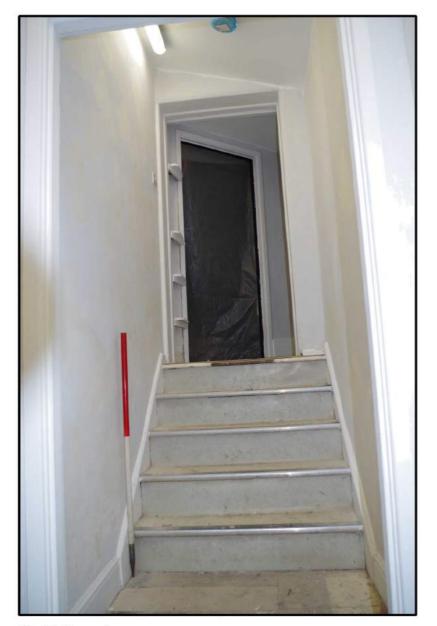


Fig 14: Room 4

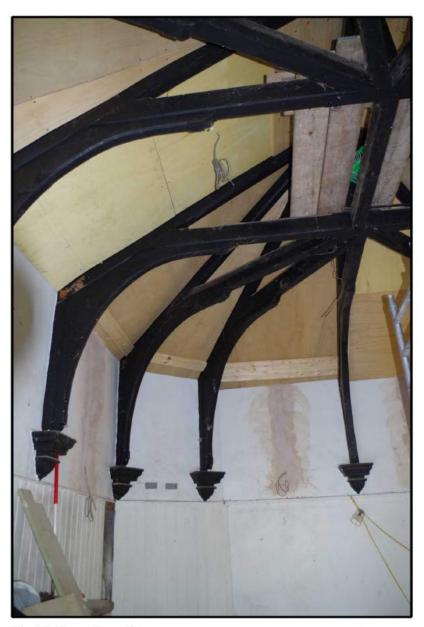


Fig 15: Room 3 roof trusses



Fig 16: Room 6



Fig 17: Room 6



Fig 18: North-north-east elevation



Fig 19: North-north-east elevation



Fig 20: View of roof from the west



Fig 21: East-south-east elevation



Fig 22: View of area of step reduction

Appendix 1: List of the contexts

Context number	Description
001	Concrete
002	Small angular gravel and other rubble stone and a plastic water pipe
003	Mortar dump

Interpretation
Existing steps
Levelling layer and fill of pipe 'trench'
Remnant mortar from construction of
extension or other part of the building

Appendix 2: The written scheme of investigation

Written scheme of investigation for archaeological building investigation and recording and archaeological watching brief at St Ann's Well Cafe,
St Ann's Road,
Malvern,
Worcestershire,
WR14 4RF

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23rd March 2017 Revised 6th April 2017

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Written scheme of investigation for archaeological building investigation and recording and archaeological watching brief at St Ann's Well Cafe, St Ann's

Road, Malvern, Worcestershire, WR14 4RF

Introduction

A request has been received from Matthew Gullick of Matthew Gullick Architects to prepare a written scheme of investigation and costing for a project to undertake archaeological building investigation and recording and archaeological watching brief at St Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire, WR14 4RF (NGR SO 77213 45794, listed Gd II, No 1082750; Historic England ref L00558399). This proposal is based upon a a letter from Katriona Byrne, Inspector of Historic Buildings and Areas, of Historic England (dated 8th March 2017) to Clare Bull of Malvern Hills District Council (planning refs 17/00064/LBC & 17/00063/FUL).

The aims and methodology outlined in the brief referred to above and in this proposal and specification will be followed. However, approaches and methods may need to be reassessed as work proceeds. Any variations will be discussed and agreed with Worcestershire County Council and/or the Agent/Client as appropriate. The archaeological project involves archaeological building investigation and recording and archaeological watching brief at at St Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire, WR14 4RF, subsequent analysis and a report.

The aims of the project are to:

- Provide an outline account and interpretation of the cafe and descriptive and illustrative recording of the removal of masonry associated with the introduction of a new doorway
- Observation and recording of all ground breaking activity associated with the modifications to the steps to the well

Stage 1: Documentary study

Historic Environment Record assessment.

This will be carried out prior to all other stages. Primary and secondary documentary sources relating to the building and plot, will be consulted. It will include consulting all available maps (OS and Tithe), aerial photographs and archive material etc. When the inclusion of any of this material in the final report will aid interpretation such material will be plotted or reproduced in the final report.

County Record Office search.

The area of, and immediately surrounding the site will be referenced at the County Records Office. This will include all available census data, trade directories etc.

Stage 2: Building recording

The applicant or successor in title will ensure that all debris, stored material, vehicles and excessive obscuring vegetation, (that will be removed as a course of the development) are removed before the commencement of the building recording. This will include all accessible internal spaces and land immediately surrounding the buildings being recorded. Fixtures and fittings contemporary with the building will remain in place.

Recording of the building will be undertaken. This will comprise:

- the collation and annotation of existing survey drawings
- detailed analysis and description of the history, character, date, techniques of construction, phasing and significance of the structure
- provision will be made to allow appropriate time on site for visual interpretation and analysis of the building's design, phasing and construction.
- intrusive investigation to determine the location of timbers behind obscuring surfaces

The survey will be based on an enhanced level 2 record and will comprise the following elements (Historic England 2016).

The drawn record

- 2) Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan will be made to indicate the arrangement of other floors. Plans will show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
- 3) Measured drawings recording the form or location of other significant structural detail (for timber or metal framing).
- 6) Measured elevations, where these are necessary to an understanding of the building's design, development or function.
- 7) A site plan relating the building to other structures and to any related topographical and landscape features.
- 8) A plan or plans identifying the location and direction of accompanying photographs.

If required

4) Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses).

Photography

- 1) A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
- 2) The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
- Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
- 4) The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
- 5) Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- 6) Any machinery or other plant, or evidence for its former existence.
- 7) Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription will be made wherever characters are difficult to interpret.
- 8) Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
- 9) Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent will be sought where copies are to be deposited in an archive.

The written account

- 1) The precise location of the building as an address and in the form of a National Grid reference.
- 2) A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
- 3) The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.

- 4) A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.
- 5) A contents list; a list of illustrations or figures.
- 7) An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
- 8) Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- 9) A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- 11) An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- 12) An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
- 13) Any evidence for the former existence of demolished structures or removed plant associated with building.
- 17) A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.
- 20) Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
- An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.

If required

14) A summary of the findings of any specialist reports (for example dendrochronology or paint analysis).

Stage 3: Archaeological monitoring and recording

Fieldwork. All groundworks associated with the new doorway will be observed. It is anticipated that all excavation will be by hand, under archaeological supervision unless otherwise agreed by WAAS.

The brief will result actions watching following and outcomes: observation of all ground breaking activity; groundworks; the compilation of stratigraphic record of deposits exposed by the a record of the extent and depth the groundworks will be made; all of finds environmental material recovered will be record and made; a topsoil and any other arisings will be scanned with a metal detector and any finds retained for assessment.

- topson and any other ansings will be seamed with a mean detector and any mids retained for assessment
- artefacts such as pottery and flints will be collected from the topsoil in order to help establish a broad chronology of the site.

- negative evidence will be reported and its implications considered.
- depositional and post depositional processes evident on site will be recorded and discussed in the report.

If significant archaeology is observed the applicant must allow uninterrupted access to record any threatened remains. The developer will be made aware of the potential for delay while these deposits are recorded.

If necessary the monitoring archaeologist will signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

Stage 4: Report

This will comprise the elements described below and will contain as a minimum:

- where the existing planning survey drawings are of insufficient detail then a measured survey at an appropriate scale, annotated with relevant detail;
- a phased plan of the buildings, with photo locations clearly marked, and a location plan related to the national grid. This will be based on an existing survey plan;
- annotated elevation drawings. These will be based on an existing survey plan;
- additional illustrations that help support findings and the interpretation of the buildings;
- additional illustrations of dateable fixtures and fittings (e.g. mouldings, catches, hinges, latches;
- a record of historic carpenters marks, apotropaic marks and graffiti; a summary description of the buildings in their current form in the format of a typical listed building description.

A suitable sample of the photographs will be included in the final report, and will include examples which illustrate not only the general character of the buildings, but details relating to specific elements discussed in the text. A general view of the structures in their wider setting will also be included.

All archaeologists have a professional obligation to make archaeological information available within a reasonable period (outside of any period of confidentiality reasonably required by the Client). The report is anticipated to be submitted to the County Historic Environment Record within three months of completion of the fieldwork, unless notification to the contrary is given.

As a minimum, a summary report is anticipated to be submitted to West Midlands Archaeology and the OASIS database. If appropriate, a more detailed report will be submitted to an appropriate period journal.

Stage 5: Archive

An archive of all records will be prepared, consistent with the principles of MoRPHE and the appropriate CIfA Standard and guidance. It will be adequate to perform the function of a final archive for deposition in the Worcestershire Museum Collection Store, or other suitable museum to be agreed with WAAS. The archive will be prepared in accordance with the Guidelines for Deposition of Archaeological Archives into the Worcestershire County Museum Collection at

Hartlebury. The project manager will consult the intended archive depository before the archive is prepared regarding any specific requirements for archive deposition and curation, and cost implications. An allowance has been made for costs incurred to ensure proper deposition of the physical and digital archive. The digital archive will be deposited with ADS.

Principles

General principles

The Institute of Field Archaeologists: Code of Conduct and Code of approved practice for the regulation of contractual arrangements in field archaeology will be followed.

The archive (usually comprising original site records and finds) and copies of the report will be offered to an appropriate archive after discussion with Worcestershire Archives and Archaeology Service.

Recording principles

The project will conform to the Institute of Field Archaeologists Standard and guidance for archaeological desk-based assessment, the Institute of Field Archaeologists Standard and guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures, the Institute of Field Archaeologists Standard and guidance for archaeological watching briefs, the Institute of Field Archaeologists Standard and guidance for archaeological excavations, Understanding Historic Buildings – A guide to good recording practice, English Heritage 2006 and Dendrochronology, guidelines on producing and interpreting dendrochronological dates, English Heritage.

The Institute of Field Archaeologists: Code of Conduct and Code of approved practice for the regulation of contractual arrangements in field archaeology will both be followed.

The project and any recommendations will conform to the government advice contained in National Planning Policy Framework paragraph 141.

The project will conform to Worcestershire Archive and Archaeology Service's requirements and guidelines for archaeological projects in the Worcestershire (as amended December 2010).

Resources and programming

The project will be undertaken by Martin Cook BA MCIfA who is a Member of the Chartered Institute for Archaeologists. The project is intended to commence on a date to be mutually agreed in writing. Every effort will be made to meet externally imposed deadlines. Any specific commencement dates and deadlines for submission of the report should be notified before acceptance of this proposal.

Table 1: Summary of programme for project

Stag	Task	Task description	Duration	Person days
e no	no			
1		Documentary study	0.5 day	0.5 day
2		Building recording	1 day	1 day
3		Archaeological monitoring and recording	1 day	1 day

4	Produce report on archaeological project	3 days	3 days
5	Archive	0.5 day	0.5 day

See Table 2 for detailed breakdown of tasks and costings.

Conditions and requirements

Notification must be provided of any hazards within or adjacent to the site before the project commences. Such hazards might include the location of existing services above or below ground, contaminated ground, presence and nature of any agricultural chemicals, areas of the structure that are hazardous or dangerous, etc.

The Client will be responsible for obtaining any necessary permissions for undertaking the project. Of particular importance may be any consents for areas of archaeological importance or sites scheduled under the Ancient Monuments and Archaeological Areas Act 1979 and listed building status.

Access to the site is the responsibility of the Client. Permission for access must be arranged by the Client with the landowner and/or tenant and any security personnel as appropriate.

The project will be undertaken only when supported by a written agreement.

This proposal is current until 30 September 2017. Should the project straddle or take place after this date, the quotation will be adjusted according to the new rates applicable from this date.

Payment will be made on receipt of invoices which will be issued at the completion of Stage 5. Payment should be made within 30 days of the receipt of the report.

All requests for variations to the proposal will be considered only when made in writing.

No responsibility for claims for agricultural or commercial compensation arising out of loss of crop or interruption of business due to the project can be accepted. These matters must be resolved by the Client.

Public liability insurance, arranged through Towergate Insurance Fareham. Martin Cook BA MIfA holds Public Liability Insurance to a limit of £5,000,000 and Employers Liability Insurance to a limit of £10,000,000. No claims have been made or are pending against these policies.

Insurerer

Towergate Insurance Fareham Funtley Court Funtley Hill Fareham Hants PO16 7UY

Ref MCBA01UN01 policy no 000099

All legal obligations will be followed. All finds of gold or silver will be reported according to the procedures of the Treasure Act. All human remains will be reported and licences for removal

obtained (if required) following Home Office procedures. No responsibility can be accepted for the results of fulfilling legal obligations.

Health and Safety

It is anticipated that the archaeological project will fall within the Construction (Design and Management) Regulations 1994.

All archaeological work will follow SCAUM guidelines and relevant Health and Safety legislation. The Archaeological Contractor will establish safe working practices based on Construction Design and Management Regulations and other current Health and Safety Legislation.

During the project the Archaeological Contractor will follow any proper instruction given by the Site Foreman, Clerk of Works, Site Manager or security personnel for the purposes of health and safety when on site.

Protective clothing will consist of hard hat, protective boots, high visibility jacket, life jacket, harness, etc.

Any equipment or plant provided by the Client will be inspected before use.

Bibliography

Historic England, 2016 Understanding historic buildings: a guide to good recording practice

Appendix 3: The OASIS form

OASIS DATA COLLECTION FORM: England

List of Projects | Manage Projects | Search Projects | New project | Change your details | HER coverage | Change country | Log out

Printable version

OASIS ID: martinco1-299429

Project details

Project name St Ann's Well Cafe, Malvern

Short description of Building recording and watching brief at St Ann's Well Cafe,

the project Malvern

Project dates Start: 08-08-2017 End: 30-10-2017

Previous/future work Not known / Not known

Any associated

project reference WSM 69399 - HER event no.

codes

Any associated

project reference 17/00064/LBC - Planning Application No.

codes

Type of project Building Recording
Site status Listed Building

Current Land use Other 2 - In use as a building

Monument type SPA Post Medieval

Significant Finds NONE None

Methods & "Photographic Survey", "Survey/Recording Of

techniques Fabric/Structure"

Prompt Listed Building Consent

Project location

Country England

Site location WORCESTERSHIRE MALVERN HILLS MALVERN St

Ann's Well Cafe, St Ann's Road, Malvern, Worcestershire

Postcode WR14 4RF

Study area 400 Square metres

Site coordinates SO 77213 45794 52.109590703238 -2.332773034384 52

06 34 N 002 19 57 W Point

Height OD / Depth Min: 227.4m Max: 227.4m

Project creators

Name of Martin Cook BA MCIfA

Organisation Wartin Gook BA World

Project brief originator Contractor (design and execute)

Project design originator Martin Cook BA MCIfA

Project director/manager Martin Cook BA MCIfA

Project supervisor Martin Cook BA MCIfA

Type of

sponsor/funding Developer body

Project archives

Physical Archive No Exists?

Digital Archive recipient ADS

Digital Contents "none"

Digital Media available "Images raster / digital photography","Text"

Paper Archive recipient Worcestershire County Museum

Paper Contents "none"

Paper Media "Plan", "Report", "Section"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Archaeological building investigation and recording and Title archaeological watching brief at St Ann's Well Cafe, St

Ann's Road, Malvern, Worcestershire, WR14 4RF

Author(s)/Editor(s) Cook, M.

Date 2017

Issuer or publisher Martin Cook BA MCIfA

Place of issue or publication Circus Field Basin, Aylesbury

Description A4, blue card cover with transparent front cover

Entered by Martin Cook (office@martinjcook.com)

Entered on 29 October 2017