

Development Archaeology Services Ltd

[January 2019]

SUMMARY NOTE ON THE ARCHAEOLOGICAL POTENTIAL AT PROPOSED DEVELOPMENT

SITE:

5/6 Tower Street, Chase Cottage, Chichester, PO19 1QH

Site centred at approximately

NGR: SU 858049



Produced for R. Meynell
[project architect]

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Summary:

This summary archaeological Desk-Based Assessment (DBA) has been undertaken on a site located at 5/6 Tower Street, Chase Cottage, Tower Street, Chichester PO191QH. The site is located / centred at NGR SU 8654 0235.

This study / assessment will be submitted to Chichester District Council [the Local Planning Authority] in support of and to inform a forthcoming planning application for proposed development on this site.

It is understood development at the site will consist of internal re-ordering and the extension / construction of a basement / cellar extension at the west of the present build footprint.

Review of data on levels of Roman archaeology within the immediate site area show there is a potential for in situ Roman archaeology to be present at depths of + 13.00m OD.

However, review of data from previously investigated proximal sites show that there is a high potential for Roman archaeological level to have been impacted on / truncated by medieval / post mediaeval building / activity phases. Impact disturbance depths to c. + 11.00m OD.

Recording / monitoring of test pit / section results suggest existing cellar areas within the existing build footprint have been backfilled. Residual finds suggest this may have occurred in the later post medieval period. Therefore, it is considered unlikely that in situ Roman archaeology would be present within this specific site area.

Test pit monitoring / section recording within the proposed cellar extension indicate modern / post medieval disturbance has occurred to depths of c. + 12.30mOD.

It is considered that whilst there is variable potential for locally, possibly regionally significant archaeology to be present within the proposed development area, specifically within the area of the proposed cellar extension area, there should be no overriding reason, on archaeological grounds for refusal of the application.

It is suggested adequate mitigation for any possible impact on below ground archaeological resource could be secured by an appropriately worded planning condition

1.0 Introduction site background and planning protocols

1.1 This summary archaeological Desk-Based Assessment (DBA) has been undertaken on a site located at 5/6 Tower Street, Chase Cottage, Tower Street, Chichester PO191QH. The site is located / centred at NGR SU 8654 0235. **[Figure 1]**.

1.2 This document has been produced on behalf of the applicant, in support of and to inform a forthcoming planning application for development at the site consisting of internal re-ordering and the extension / construction of a basement / cellar extension at the west of the present build footprint.

1.3 This study / assessment will be submitted to Chichester District Council [the Local Planning Authority] in support of and to inform a forthcoming planning application for proposed development on this site.

1.4 In line with central and local government policy and guidance this assessment constitutes a 'first order' review of the archaeological / heritage potential and significance of the site and assesses the need or otherwise for mitigation measures.

This approach follows guidance and protocols detailed within:

- Supporting guidance within Policy 47 of the Chichester Local Plan: Key Policies 2014-2029,
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (Chapter 12 NPPF 2018)

1.5 This report will form, in part, the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological and heritage assets / resources, as present, are not needlessly compromised as a result of any development at the site.

1.6 The report is based on information derived from the following sources: -

- The Chichester District Heritage Environment Record [HER];
- The Local Studies Collections of the Chichester Library;
- The National Heritage List of Historic England;
- Consultation of published local histories of the area and liaison with the Chichester District Council's archaeology officer [J. Kenny]
- A site walkover of the site area and environs by Christopher Pine of Development Archaeology Services Ltd.

1.7 **Note:** A separate document: Historic Building Recording [Atherton 2018] has been produced detailing the architectural detail / significance of the existing building occupying the site. It is recommended that this document should be consulted in addition to review of this report.

2.0 **Scope of the proposed development.**

2.1 It is understood development at the site will consist of internal re-ordering and the extension / construction of a basement / cellar extension at the west of the present build footprint.

2.2 It is understood that existing floor levels within the two 'front rooms' at the east of the current build footprint will be lowered by approximately 1.90m below existing internal floor levels to match floor levels of existing cellar floors present beneath the west part of the existing build footprint. **[Refer to Architects drawings A: 1021:1 through to 4B as a separate submission, for detail. See also Figure 6b in this report.** It is anticipated that excavation within the existing build footprint will require excavation to a maximum depth approximately +12.00m OD

2.3 To achieve required floor levels at the east area of the existing build footprint, to match existing cellar floor levels, would require excavation of cellar fill levels [refer to Section 4 of this report] beneath the existing rooms at this location.

2.4 It is intended to extend to the rear [west area of existing build footprint] the existing cellar floor level within the east of the existing build footprint. This proposal would require excavation to a depth of approximately 1.90m over a rectangular area of 40m² beneath the existing raised patio area existing at the west of the existing build footprint. It is anticipated that excavation within the proposed cellar extension footprint will require excavation to approximately +12.00m OD.

2.5 The proposed development will in addition involve ground works associated with a new garage installation within the west of the existing site area and associated service excavations external to the existing build footprint and to connect to existing services within Tower Street.

3.0 Site geology and summary of archaeological records.

- 3.1 The underlying geology of the site, according to current data from the British Geological Survey [BGS 2012] consists of Alluvial Fan Deposits of gravel, sand, silt and clay lying over London Clay bedrock geology.
- 3.2 The study site lies adjacent and to the immediate west of the existing Novium Museum site. Phase building / activity are recorded within the site area as summarised below. See also ASE 2009 and 2012]
- 3.2.1 AD 43 [Period 1] small residual assemblage of pre-Roman Iron Age pottery has been recorded immediately to the north east of the study site [ASE 2012]
- AD43+ [Period 1] Heavily truncated beam slots and shallow drainage gulleys are present within the north of the existing museum site and are tentatively dated to this period.
- AD 41-68 [Period 2] [Claudian-Neronian] Attested to by the disuse and infilling of Period 1 drainage gully and construction of three timber buildings. The occurrence of military equipment associated with these structures suggest a military function, and / or storage buildings [Down 1978, 140]
- AD 69- 5th century [Periods 3-7] This phase covers the construction, alteration and abandonment of the Thermae complex [phased periods A-C sensu Down 1978]. Elements of the heating system [stokery] are present within the exposed remains present within the Novium Museum site. Extensions of thermae elements are predicted to extend to the east and south of the visible remains exposed in the existing museum site area.
- 3.2.2 Late C9th early C12th: Variable pits scattered across, though possibly with some linear elements, the site some associated with wasters suggest occupation / light industrial activity during this period.
- 3.2.3 Late C12th to C15th: Abundant pits and evidence of structural foundation elements indicate relatively intensive, compared to the immediately earlier phase. Down [1978] divides this period into several phases. Phase 1 [C12th-C13th] activity / occupation is concentrated in the north of the site area. Down suggest some robbing / re-use, of Roman building material is suggested. Phase 2 C13th C14th is recognised by fragmentary remains of possibly 2 houses associated with cess pits and possibly bell foundry pits. At Phase 3 the end of the C14th, foundry evidence is replaced by evidence of housing construction seen in association with pits and cess pits.

- 3.2.4 C16th to C20th. Documentary sources, including cartographic evidence show that the site area was occupied by tenement buildings during this period. The National and Lancastrian schools occupied the site during the C19th.
- 3.2.5 The majority of C pre-C20th buildings occupying the site area were demolished and removed during the second half of the C20th leaving an open car park site utilised by the then Morants, subsequently the House of Fraser Army & Navy department store that fronted onto West Street.
- 3.2.7 Composite site plans of previously recorded features for this site area, relative to the study site, are shown at **Figures 4a and 4b**.
- 3.2.6 Immediately to the north of the study site two investigations have been undertaken during investigation of the existing library site [Down 1966] and latterly during the monitoring of service installations and lift shaft installation [SAS 2008].
- 3.2.7 The 1965 excavation [Down 1966] was limited in extent but records possible post medieval hard standing 'yard' surfaces overlying medieval pits. Medieval pits cut through Roman features that are dated to the second century BC. Burnt deposits are tentatively interpreted as indicating a destruction episode. A schematic sketch showing location of recorded features is shown at **Figures 2a and 3b**. [Note no datum heights for features are recorded in this [Down 1966] referenced report].
- 3.2.8 Monitoring of service trench and lift shaft excavations [SAS 2008 and see **Figure 3b**] record 'modern' wall foundations. No date is ascribed to these features though it is suggested they may represent footing foundations of pre-existing post Medieval tenement 'type' buildings. Recorded cut features are interpreted as medieval pits. Where recorded cut features contain both medieval pot fragments and 'Roman finds. It is inferred that Roman finds are likely to be residual.
- 3.2.9 Where recorded the upper levels of medieval pits are recorded at approximately +12.33mOD. [**Figure 5** in SAS 2008].
- 3.3.1 Investigation records for the reviewed excavation areas indicate that there is high potential for multi period remains to be present within the study site area. At both the Novium site and Library site areas phased occupation has caused truncation and impact on Roman contexts.
- 3.3.2 Within the Novium site area *in situ* Roman contexts lie at c. +11.25m OD [Cistern as shown at Figure 2 in ASE 2008] to +11.60m OD [upper contact to Roman sewer ditch line Figure 2 ASE 2008].

- 3.3.3 The highest level [altitude] of recorded *in situ* Roman remains proximal to the study site are recorded during ASE's monitoring of service connections in Tower street immediately to the north west of the study site. [See **Figures 5a-5d**]
- 3.3.5 This localised area of preservation of Roman in situ construction remains is attributed to remains being at a location removed from medieval / post medieval construction / build areas.
- 3.3.5 Within the library and library site areas both Down [1966] and SAS [2008] records suggest a high degree of truncation and impact on Roman levels as a result of medieval and post medieval construction phases.
- 3.3.5 As shown at **Figures 8a-8b** post medieval cellar excavation has been shown to remove all phases of earlier archaeology to levels of approximately +11.00m OD.

4 Description of site investigation methods and results.

4.1 To assess and record on site sequences a total of 7 test pits were excavated and recorded. Test pits 1-3 were excavated within the proposed cellar [family room] extension area [See Figures 6a and 6b and Plates A to H].

4.2 Test pits 4 to 7 were excavated within the existing build footprint [See Figure 7 and Plates I to L].

4.3 A summary of test pit results is shown at Table 1: [Refer to descriptions adjacent to test pit photo records for detail.

Table 1:

TP No.	Excavation depth	Summary
1	13.91 to 12.81	TP external to building within proposed cellar extension area. [See Figure 6a] Shows disturbed sequence to max. excavation depth. Finds considered to be re-worked / residual.
2	13.92 to 12.66	TP external to building within proposed cellar extension area. [See Figure 6a] Finds considered to be re-worked / residual.
3	13.93 to 12.63	TP external to building within proposed cellar extension area. [See Figure 6a] Service man hole opening. Confirms modern disturbance to maximum. excavation depth.
4	13.98 to 12.33	TP internal to building. Sequence shows weak stratification with finds [Roman / medieval / post medieval] considered to be re-worked / residual.
5	13.98 to 13.28	TP internal to building. Shallow sequence recorded at this location. Anticipated to be equivalent at depth to results in TP's 4,6 and 7.
6	13.80 to 12.30	TP internal to building. Sequence shows weak stratification with finds [Roman / medieval / post medieval] considered to be re-worked / residual.
7	13.78 to 12.33	TP internal to building. Sequence shows weak stratification with finds [Roman / medieval / post medieval] considered to be re-worked / residual.

4.4 Summary, comments on test pit results.

4.4.1 Recording / monitoring of test pit / section results suggest existing cellar areas at the front [east] of the existing build footprint have been backfilled. Residual finds suggest this may have occurred in the later post medieval period. Therefore, it is considered unlikely that *in situ* Roman archaeology would be present within this specific site area. Results indicate original cellar depth within the front [east] of the existing build footprint was to approximately +12.10m OD.

4.4.2 Test pits at the rear / west of the site within the footprint of the proposed cellar extension indicate 'modern' disturbance to approximately +12.60m OD.

5 Discussion and suggested mitigation

- 5.1 Review of data on levels of Roman archaeology within the immediate site area show there is a potential for in situ Roman archaeology to be present at depths of + 13.00m OD [See Figures 5a-5d].
- 5.2 However review of data from previously investigated proximal sites show that there is a high potential for Roman archaeological level to have been impacted on / truncated by medieval / post mediaeval building / activity phases. Impact disturbance depths to c. + 11.00m OD [See **Figures 8a and 8b**].
- 5.3 Test pit monitoring / section recording within the proposed build footprint, including the proposed cellar extension indicate modern / post medieval disturbance has occurred to depths of c. + 12.30mOD.
- 5.4 It is considered that the potential for *in situ* archaeology to be present within the existing build footprint, specifically within back-filled cellar areas may be considered as low to possibly moderate.
- 5.5 It is considered that the potential for *in situ* archaeology to be present at depths to c. +12.10m within the footprint of the proposed cellar extension, an area of approximately 40m² at the west of the existing building footprint, may be considered as moderate.
- 5.6 It is considered that whilst there is variable potential for locally, possibly regionally significant archaeology to be present within the proposed development area, specifically within the area of the proposed cellar extension area, there should be no overriding reason, on archaeological grounds for refusal of the application.
- 5.7 It is suggested adequate mitigation for any possible impact on below ground archaeological resource could be secured by an appropriately worded planning condition.
- 3.7 It is anticipated that the imposed Condition will require submission and approval of an appropriate Written Scheme of Investigation, to be submitted and approved by the relevant planning authority [Chichester District Council] prior to field investigation by a combination of archaeological monitoring / recording and trial trenching to confirm presence / absence of significant archaeology present within the proposed development area.

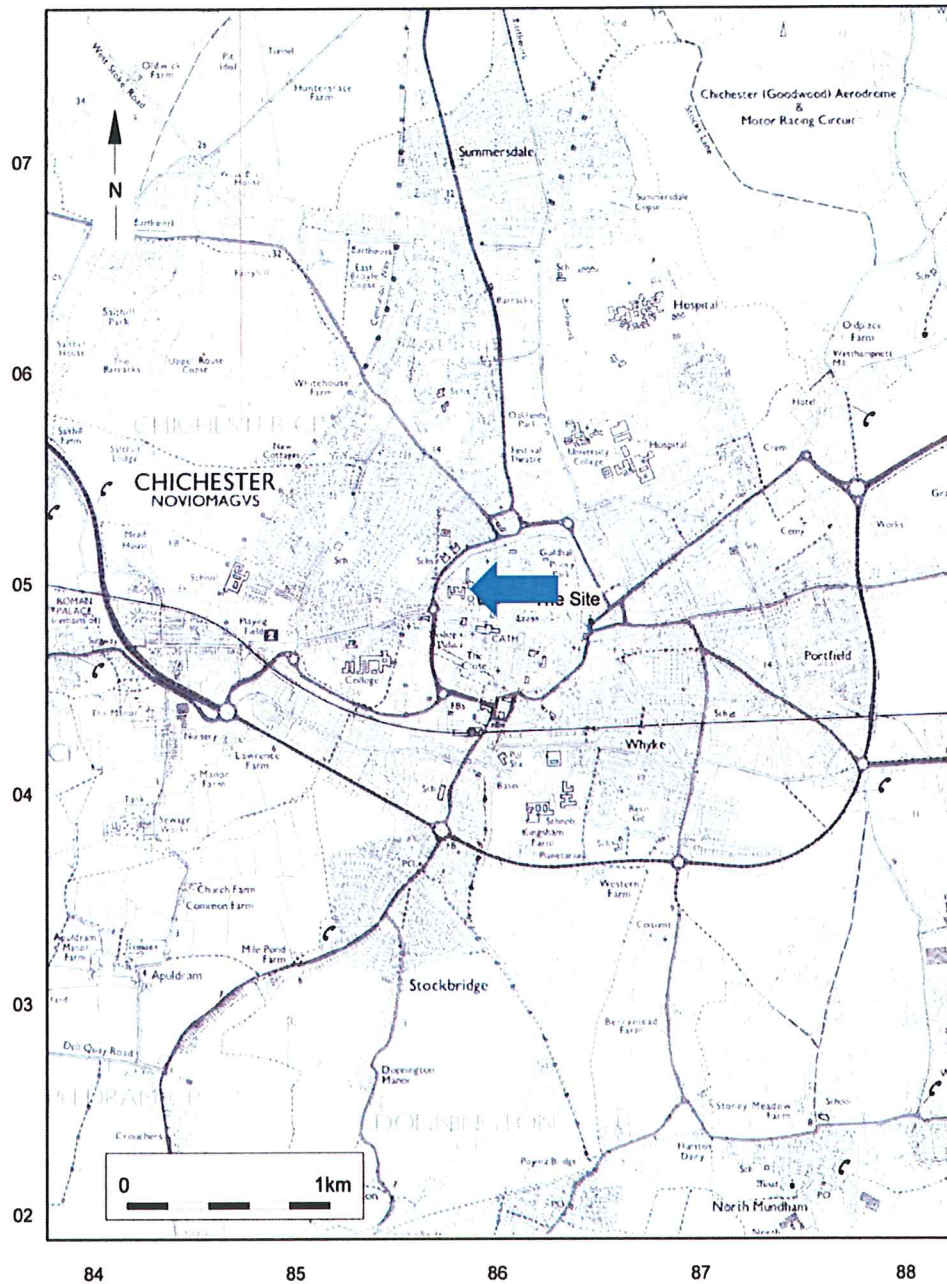



Figure 1: Site location. 

Chase Cottage 5/6 Tower Street Chichester PO19 1QH.
 Site centred at approximately SU 858 049

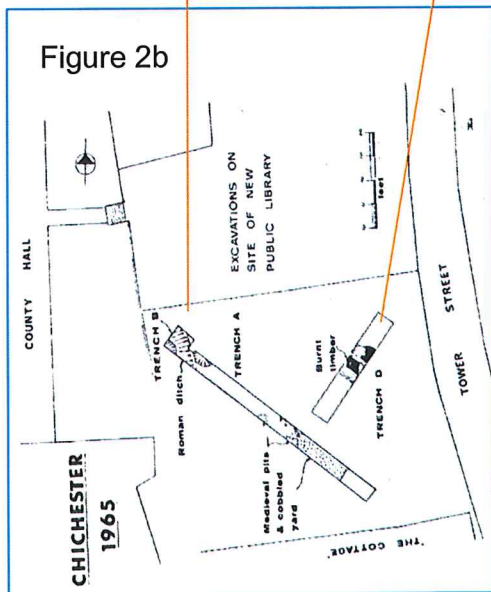
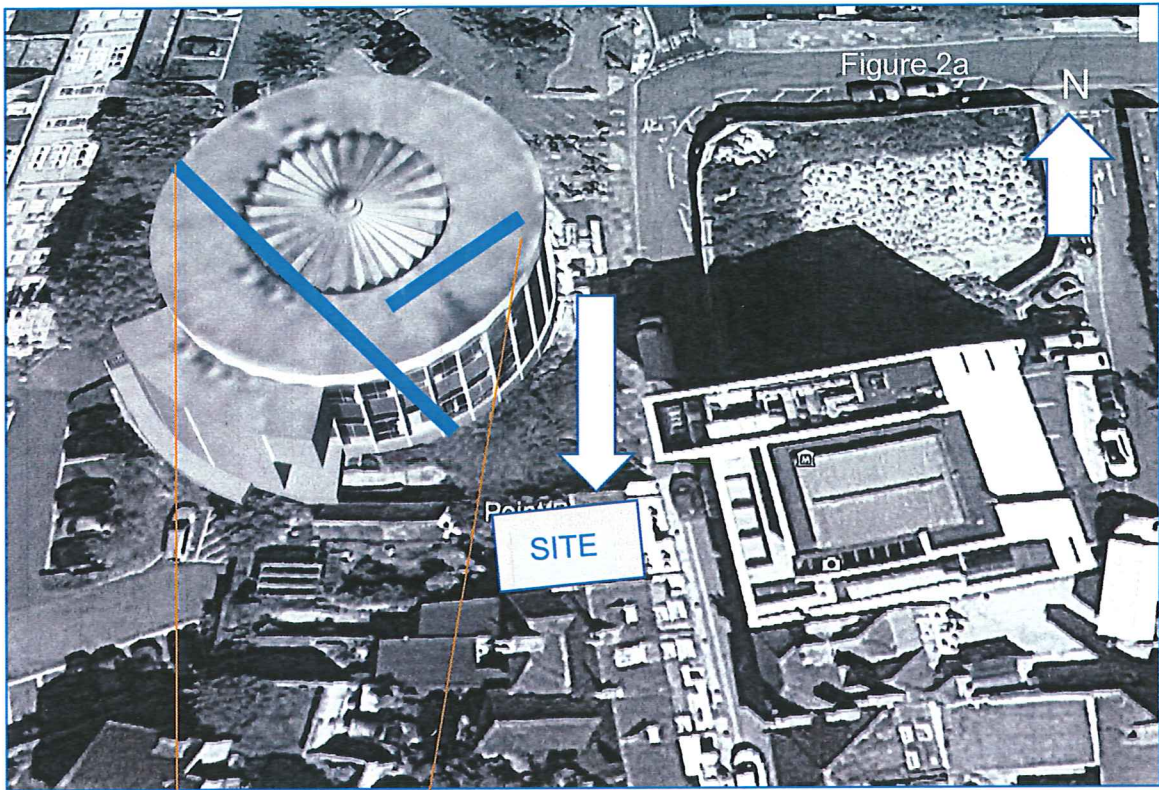



Figure 2a: Site location  shown relative to Library excavation trenches at Tower Street 1965 [Down 1965]

Figure 2b: Detail within 1965 Trenches A & B.

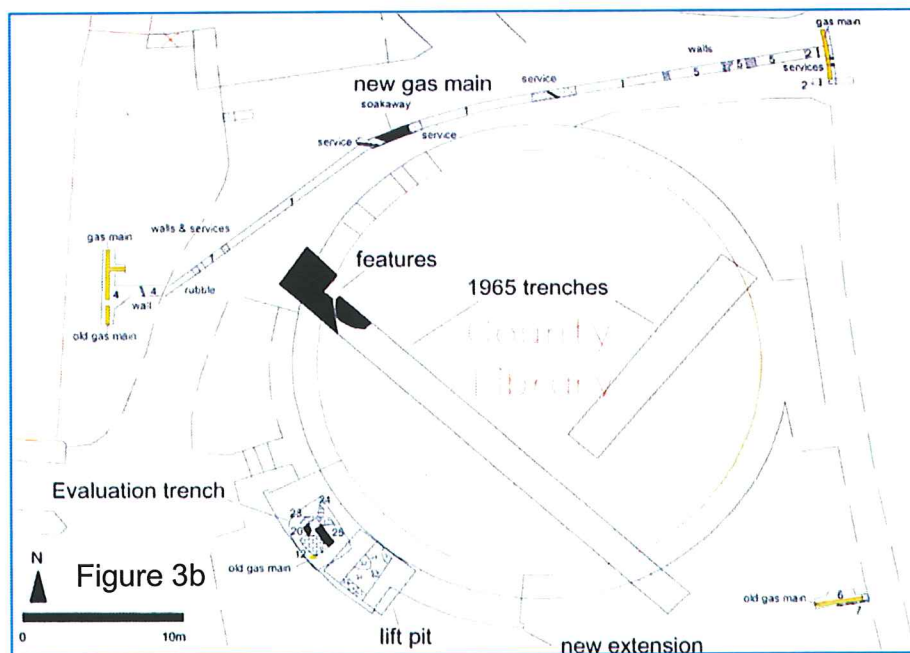
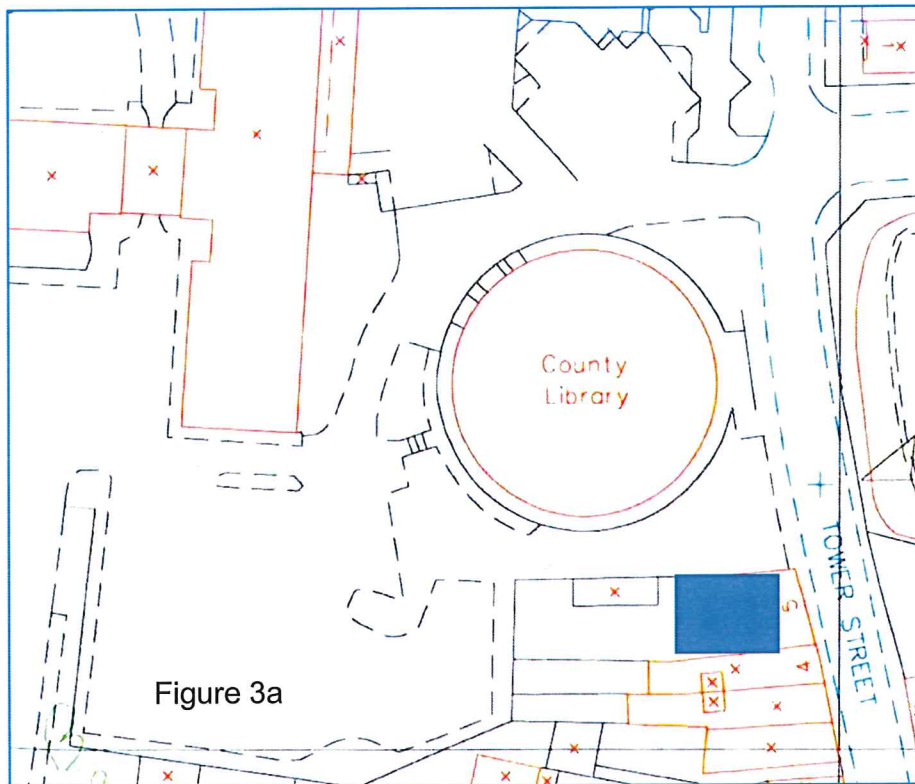


Figure 3a: Location of study site relative to detail shown at Figure 3b.



Figure 3b: Location / detail of 1965 survey trenches [Down 1966 in SAC Vol.104] relative to lift pit and gas main installation [SAS. 2008. Report 412 [Ref; Planning application CC/5591/107]

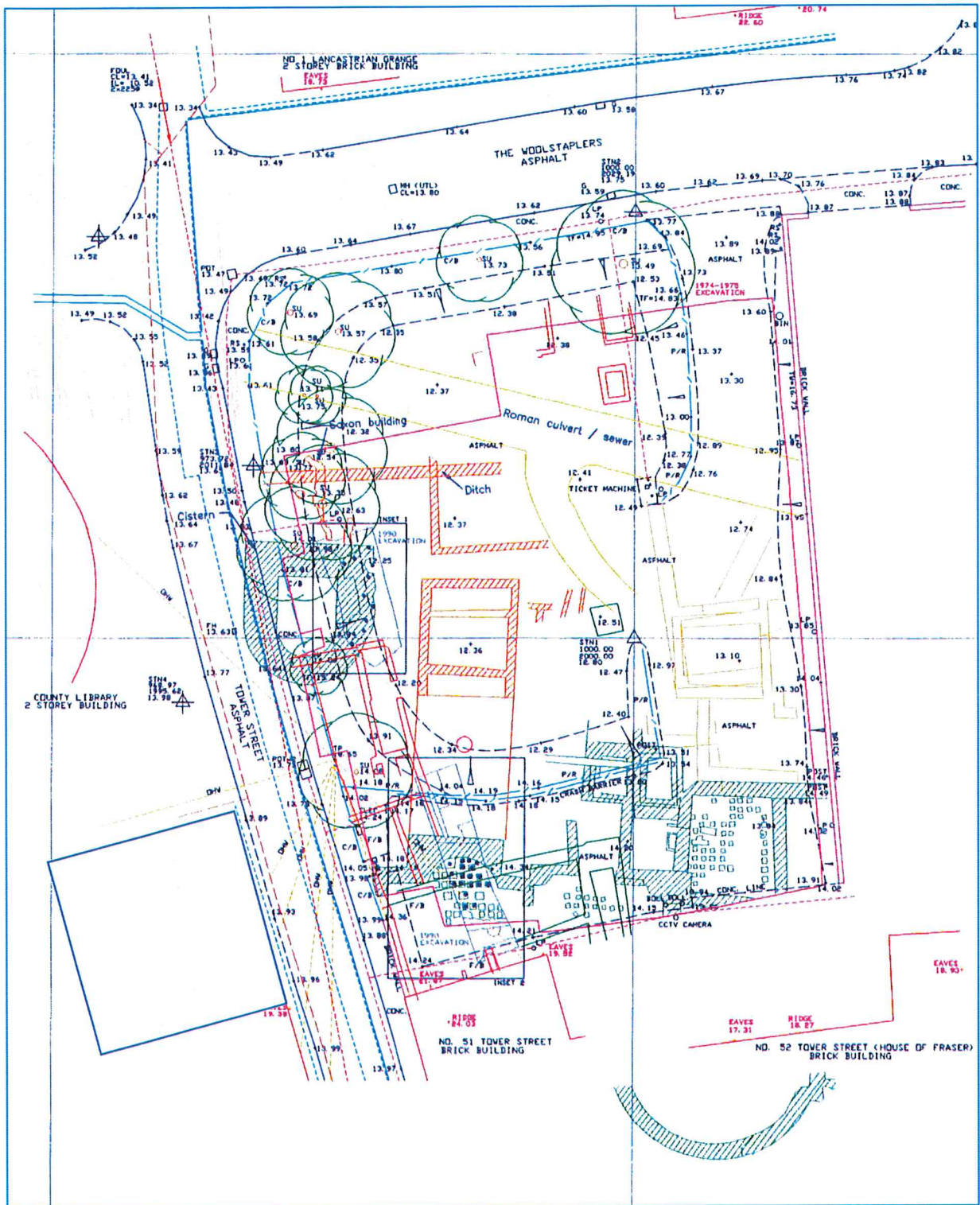



Figure 4a: Composite survey plan showing study site location relative to proximal 'bath house' Novium site.

 Study site



© Archaeology South-East		Tower Street, Chichester		Fig. 3
Project Ref: 3109	June 2008	Trench Location- with location of main features identified in previous archaeological investigations		
Report Ref: 2008089	Drawn by: JLR			

Figure 4b: Phased site plan for 'bath house' museum site relative to study site

 Study site



Figures 5a-5d: Detail of *in situ* archaeology [Roman CBM] observed during 2012 [ASE 2012] mains service connection within excavation Area 2.  Shows contact to *in situ* roman masonry at +13.02m OD

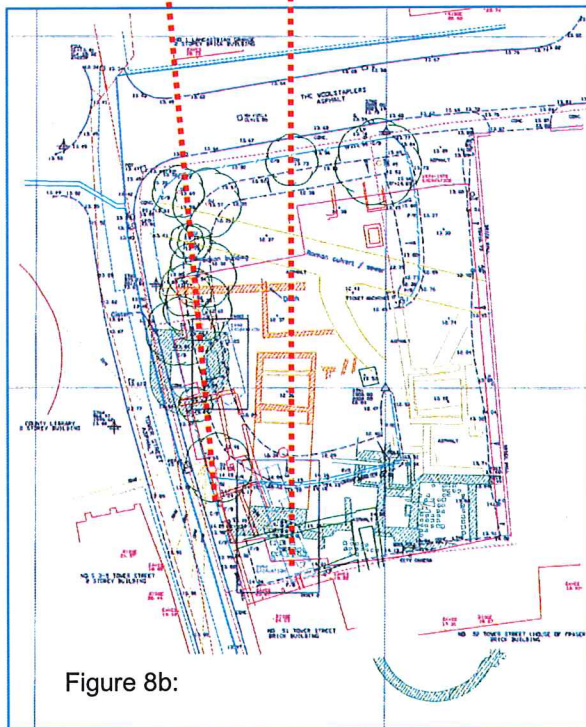
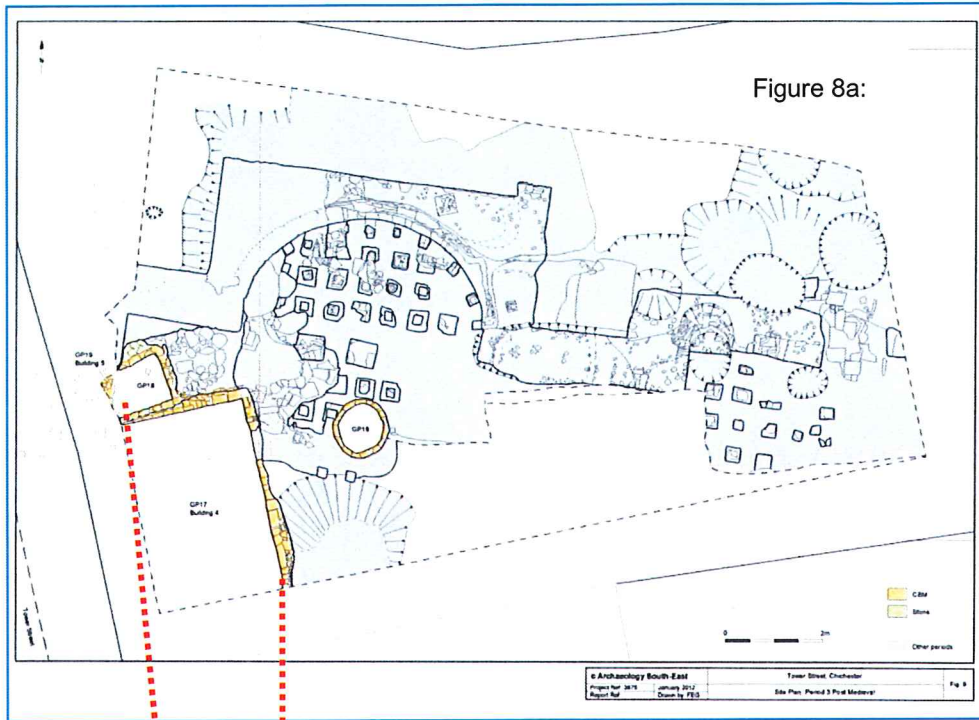


Figure 8a & 8b: Reproduction of ASE 2012 Figure 9 [Site Plane 3] Post Medieval features within Novium bath house site. [GP17, GP,19 and GP16]

Shows location relative to all recorded features / levels as shown at Figure 4.

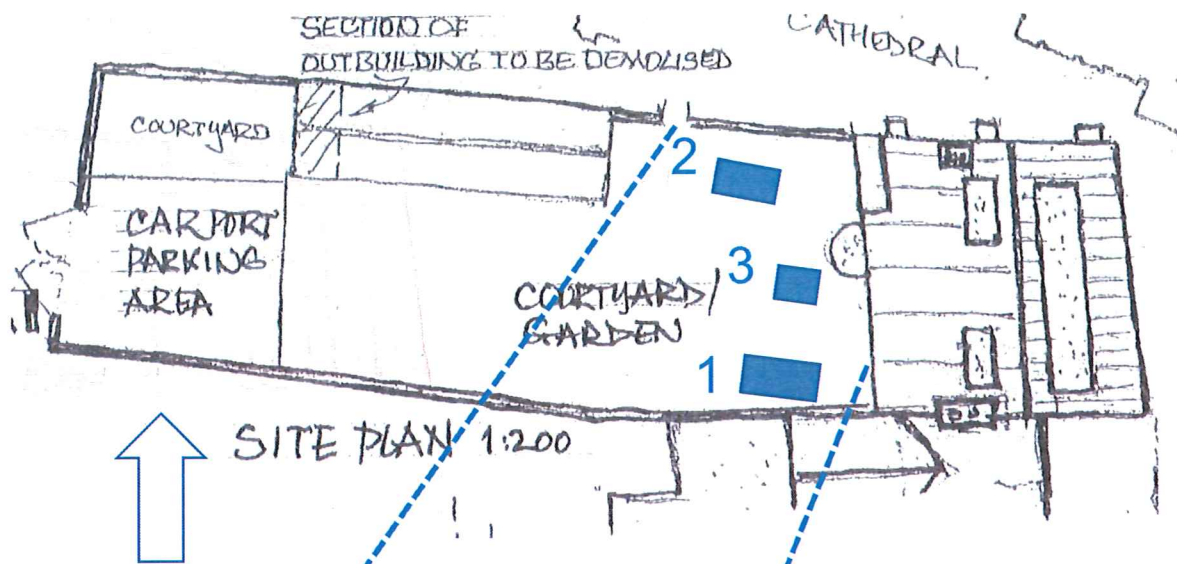


Figure 6a: Location of monitored test pits 1-3 relative to existing build footprint.

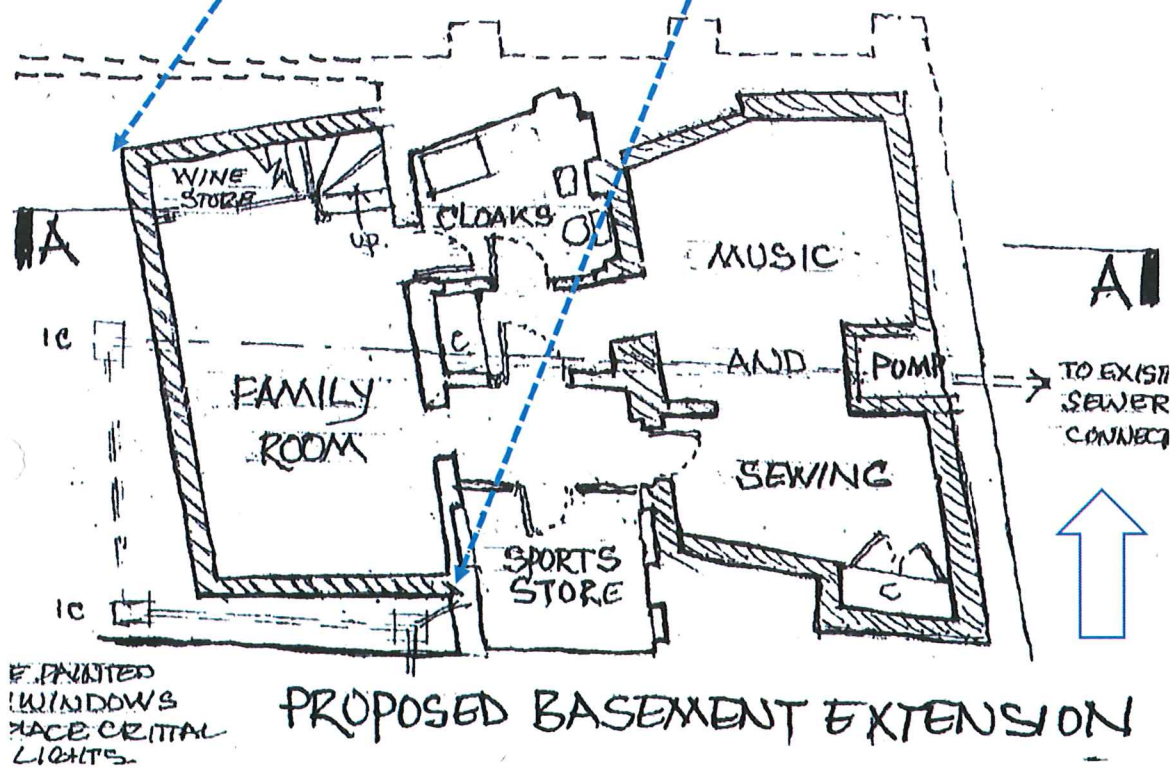


Figure 6b: Footprint of propose cellar extension [family room]. [Extract from architect's plan].



Plate A: Test pit 1.
Plate B: Test pit 1. West facing section
Plate C: Test pit 1, location.

TP1: Description.

13.91m OD [ground level] paved surface sitting on mid grey brown cement chippings/ aggregate [modern]

13.61 sharp horizontal contact

13.61-13.21 Light brown sand / silt gravel aggregates [modern]

13.21 sharp horizontal contact

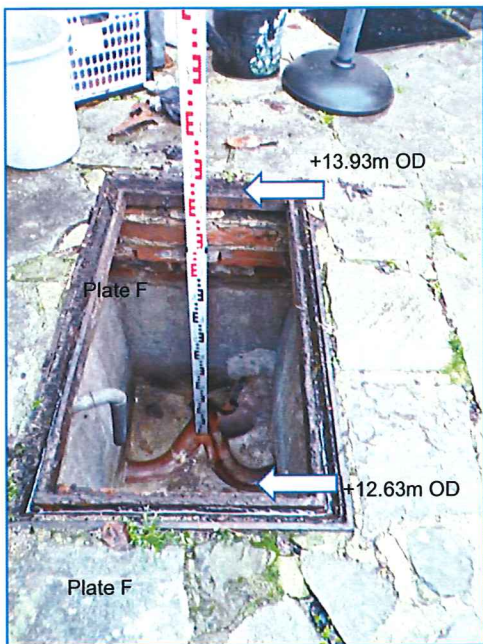
13.21-12.81 Light brown/grey silt with cement fragments / modern cbm inclusions [modern]

Base of excavation at +12.81m OD.



Plate D: Test Pit 2. East facing section.
Plate E: Test Pit 2 North facing section.

Plate F: Test Pit 3 [service chamber]



TP2: Description.

13.92m OD [ground level] paved surface sitting on mid yellow / brown sand / silt.

13.72 sharp horizontal contact

13.72-13.45 grey silt / cement gravels. Matrix contains frequent modern brick / tile frags. [modern]

13.45 sharp horizontal contact

13.45-13.15 Mid grey brown silt. Matrix supports frequent ash / clinker and modern cbm.

13.15 sharp horizontal contact

13.15- 12.66 Dark grey brown silt with frequent cbm [modern] and occ. faunal remains [residual] slate and brick tile fragments [residual]

Base of excavation at + 12.66m OD.

TP3: Description.

Modern [mid / late C20th] brick chamber [drainage access / inspection pit]

Base of chamber at + 12.63mOD



Plate G: Location of Test Pits 1-3.



Plate H: Location of Test Pits 1-3.



Plate I: Trial pit / section 4:

Description summary derived from composite section face observation:

Top of section at + 13.98mOD: [internal floor level].

13.98-13.45 mid brown silt. Matrix moderately firm and compact supporting sparse cbm and slate tile fragments. [residual] no defined bedding structure.

13.45 moderately sharp horizontal contact.

13.45-12.95 mid to dark brown clay silt. Matrix moderately firm and compact and supports frequent slate / ferrous fragments. Some roman tile and brick fragments [residual]

12.95 diffuse sub horizontal contact

12.95-12.33 mid to dark brown silt with lenses of mid brown reddish-brown silt [brickearth silts] Matrix supports sparse tile [late med] fragments and blue / white pot [C19th] fragments [residual]

Base of excavation at +12.33 m OD.

Plate J: Trial pit / section 5:

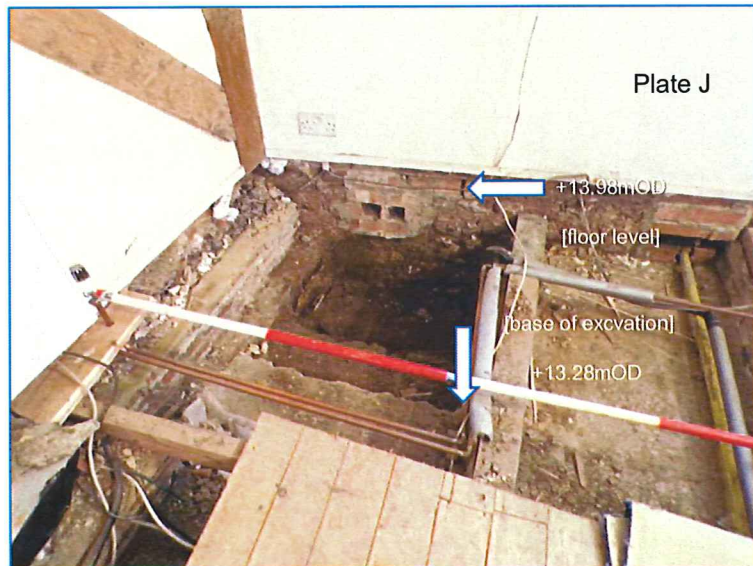
Description summary derived from composite section observation:

Top of Section at +13.98m OD.

13.98-13.58. Brick foundations & void.

13.58-13.28 mid to dark brown clay silt. Matrix moderately firm and compact and supports slate / ferrous fragments. and modern [C19th] cbm.

Base of excavation at + 13.28m OD.



Test pits/sections 4 & 5. For location refer to Figure 7.

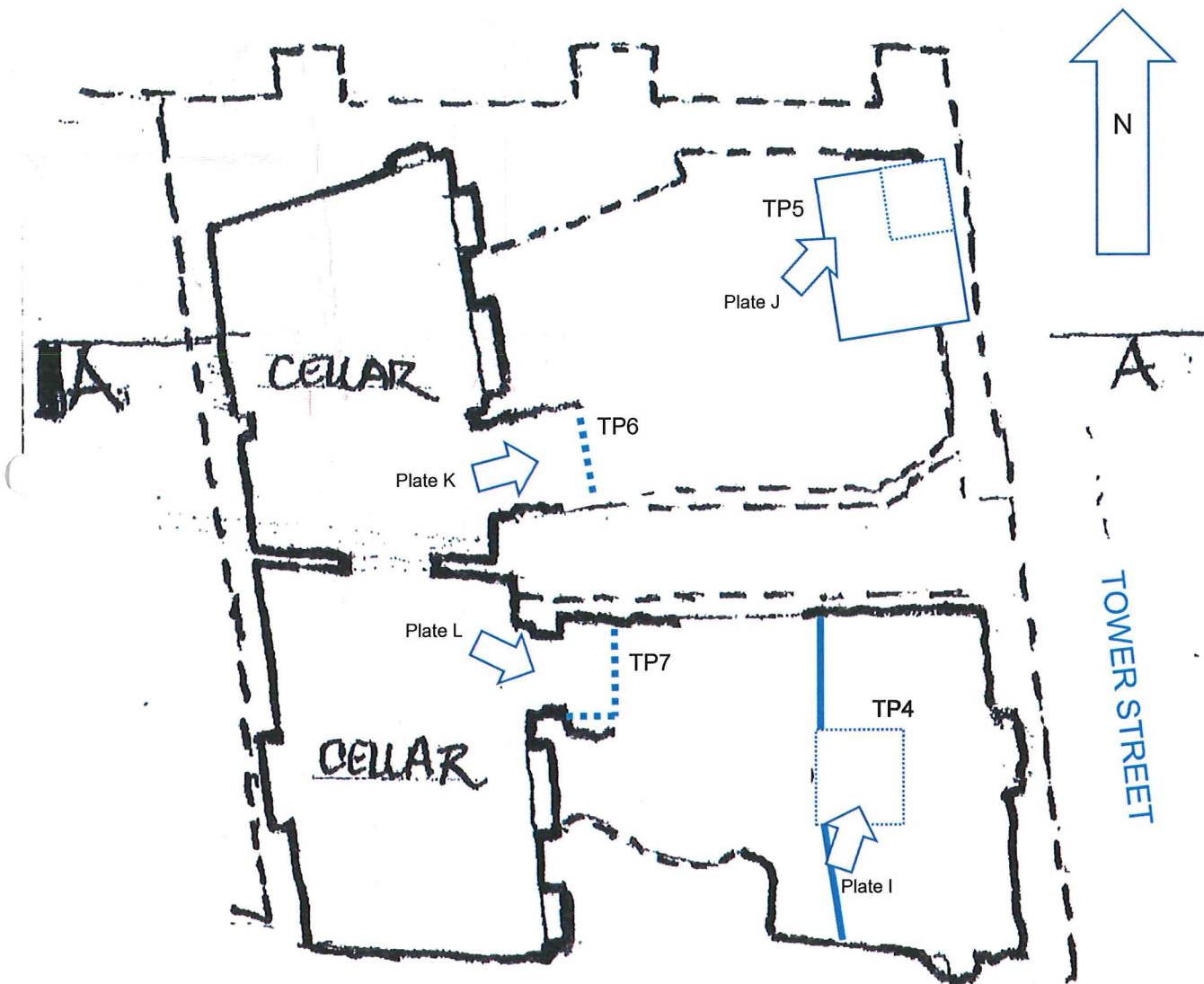


Figure 7:

Site plan [existing build foot-print] showing locations of selected sections / test pits.

[modified from architect's plan]



Plate K: Test Pit / Section 6:

Description:

Top of Section at +13.80m OD.

13.80-13.72 light mid brown silt/granular silt. Matrix moderately firm and compact. No inclusions.

13.72 Sharp horizontal contact.

13.72-13.52 Dark brown silt / granular silt with fine silt pockets. Matrix is moderately firm and compact and supports sparse cbm [modern] ash lenses and occasional roman cbm fragments [residual]

13.52 sharp undulating contact

13.52- 13.02 Light to mid brown silt / granular silt with loose pockets of granular clinker and gravel pockets and granular chalk lenses. Matrix supports cbm, slate, bone fragments [late med] and blue & white pot fragments [C19th].

13.02 sharp horizontal contact.

13.02 12.60 Light mid brown silt / granular silt. Moderately firm to firm and compact matrix supports brick [[late Med.] and tile fragments with sparse sub angular flint clasts to 4cm diameter.

12.60 – 12.30 Mid to dark grey clay silt and clinker fragments and stone fragments.

Base of excavation at + 12.30m OD.

Test pits/section 6. For location refer to Figure 7.

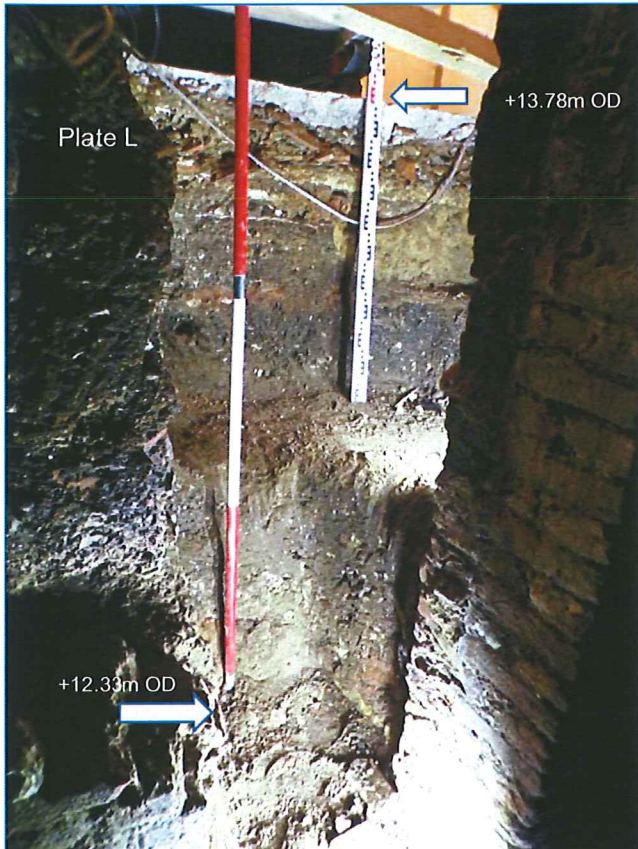


Plate L:

Test Pit / Section 7:

Description:

Top of Section at +13.78m OD.

13.78-13.58 Cement screed [modern]

13.58 sharp horizontal contact

13.58-13.33 Mid brown silt / granular silt. Matrix is moderately firm and compact with loose friable pockets of granular mortar / granular silt. Matrix supports sparse modern [C19th / C20th] cbm and slate tile fragments and occ. roman cbm.

13.33 moderately sharp undulating contact.

13.33-12.70 Mid grey brown clay silt / granular silt. Within the main matrix body there are pockets of mid red brown brickearth silts [as lobes] Matrix supports slate / bone / cbm fragments [mid / late C19th] and chalk fragments

12.70 sharp sub horizontal contact.

12.70-12.33 Mid brown clay silt. Matrix is dense firm and compact and supports occ. flint clasts to 2cm diameter, cbm [late /mid C19th] shell / bone fragments and ash clinker / fragments.

Base of excavation at + 12.33m OD.

Test pits/section 7. For location refer to Figure 7.

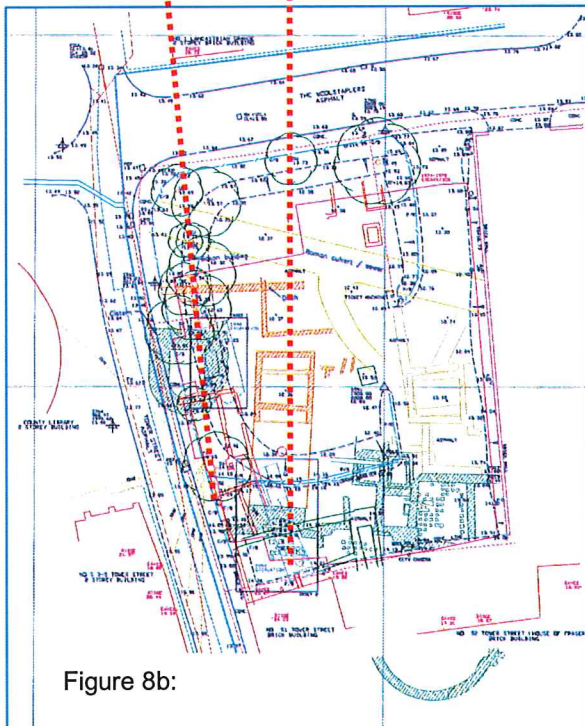
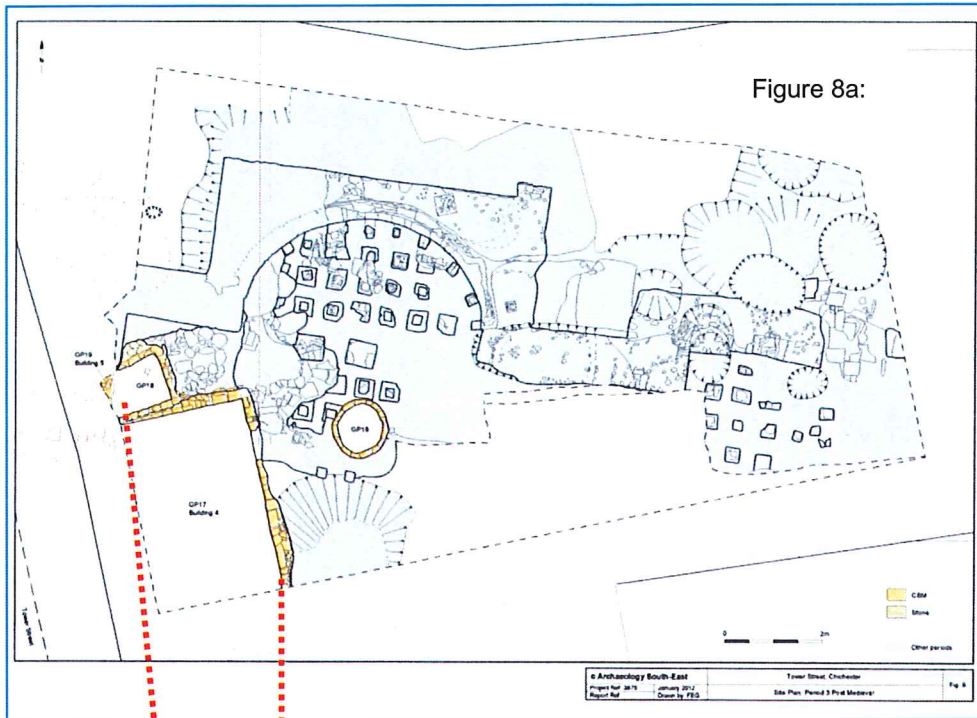


Figure 8a & 8b: Reproduction of ASE 2012 Figure 9 [Site Plane 3] Post Medieval features within Novium bath house site. [GP17, GP,19 and GP16]

Shows location relative to all recorded features / levels as shown at Figure 4.

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