THE MANNINGS, SHOREHAM-BY-SEA, WEST SUSSEX

AN ARCHAEOLOGICAL WATCHING BRIEF REPORT

LOCAL PLANNING AUTHORITY:
ARUN & WORTHING COUNCILS

PLANNING REFERENCE:
AWDM/1281/19

PCA REPORT NO: R15228
SITE CODE: MSWS20
MAY 2023 (REVISION 1)

PRE-CONSTRUCT ARCHAEOLOGY

THE MANNINGS, SHOREHAM-BY-SEA, WEST SUSSEX:
AN ARCHAEOLOGICAL WATCHING BRIEF REPORT

Local Planning Authority:	**Arun and Worthing Councils**
Planning Reference:	**AWDM/1281/19**
Central NGR:	**TQ 21907 05182**
Site Code:	**MSWS20**
Commissioned by:	**Silver DCC Ltd on behalf of Southern Housing Group Ltd**
Written by:	**Gareth Howland, PCA Winchester**
Project Manager:	**Paul McCulloch, PCA Winchester**

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May 2023 (Revision 1)

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PCA REPORT NO. R15228

DOCUMENT VERIFICATION

Site Name: The Mannings, Shoreham-by-Sea, West Sussex

Type of project: Archaeological Watching Brief

Report: R15228

Pre-Construct Archaeology Ltd Project Code		**K6717**
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CONTENTS

1 ABSTRACT 4
2 INTRODUCTION 5
3 AIM 7
4 RESULTS 8
5 ARCHIVE PREPARATION AND DEPOSITION 9
6 ACKNOWLEDGEMENTS 10
7 REFERENCES 11
Appendix 1: Photographs (Plates 1-14) 12
Appendix 2: Oasis Form 19

List of Plates:

Plate 1. Clearance groundwork revealed 19th century or later foundations, view east with a 1m scale.
Plate 2. Clearance groundwork of 'The Mannings' foundations, view to east.
Plate 3. Clearance groundwork revealed 19th or 20th century foundations, view to east.
Plate 4. South facing elevation of wall 19th or 20th century foundation cut into natural clay, view north with 1m scale.
Plate 5. General view clearance groundwork southern part of Site, view to west.
Plate 6. Construction groundwork, general view to north-west.
Plate 7. Construction groundwork, general view north.
Plate 8. Construction grundwork, northern extent, view north.
Plate 9. Construction groundwork north-eastern area, typical sections, view to south-east.
Plate 10. Construction groundwork north-eastern area, typical sections, view east.
Plate 11. Construction groundwork, cenytre of Site, view south.
Plate 12. Construction groundwork, crane base, view to west.
Plate 13. Construction groundwork, crane base. View south-west.
Plate 14. Construction groundwork, pile cap, typical sections. View south-east.

List of Figures:

Figure 1. Site Location
Figure 2. Detailed Site Plan showing Area Monitored and Plate Locations and Directions
Figure 3. Foundation Plan showing Plate Directions and Locations

1 ABSTRACT

Pre-Construct Archaeology Ltd (PCA) was appointed by Silver DCC Ltd, on behalf of Southern Housing Group Ltd, to carry out an archaeological watching brief, at The Mannings, Surry Street, Shoreham-by-Sea, West Sussex. The development of the Site includes the demolition of the existing building and its replacement, on similar but larger footprint, by a six-storey block of flats.

The archaeological Watching Brief forms part of a staged approach to mitigating the archaeological implications of the development and was carried out in accordance with a Written Scheme of Investigation and with the advice of John Mills, former archaeological advisor to the Local Planning Authority.

No pre-9th century archaeological features, deposits or finds were identified. It is concluded that the Site retained no archaeological potential, any potential that did exist seemingly lost to severe impacts from 19th and 20th century buildings.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was appointed by Silver DCC Ltd, on behalf of Southern Housing Group Ltd, to carry out an archaeological watching brief, at The Mannings, Surry Street, Shoreham-by-Sea, West Sussex, hereafter 'the Site' (**Figure 1**). The development of the Site includes the demolition of the existing building and its replacement, on similar but larger footprint, by a six-storey block of flats.

2.1.2 Condition 22 of the planning consent states:

> *'22. **Archaeology***
>
> *No development shall commence within the Site until:*
>
> *a) A written scheme of investigation (archaeological work) which should include on-site field survey and recording and the analysis reporting publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority;*
>
> *b) The approved programme of archaeological work has been carried out in accordance with the approved details.*
>
> ***Reason**: To enable the recording of heritage assets of archaeological interest in accordance with policy 17 of the Adur Local Plan 2017 and paragraph 194 of the National Planning Policy Framework, 2021.'*

2.1.3 The archaeological Watching Brief forms part of a staged approach to mitigating the archaeological implications of the development and was carried out in accordance with a Written Scheme of Investigation (WSI) and with the advice of John Mills, the former archaeological advisor to the Local Planning Authority (LPA).

2.1.4 This document has been prepared in accordance with the Chartered Institute for Archaeologists standard and guidance for archaeological field evaluation (CIfA 2020) and *Management of Research Projects in the Historic Environment* (Historic England, 2015).

2.2 Location, Topography and Geology

2.2.1 The Site is located east of the historic core of Shoreham and lies on the west side of Surry Street between Ham Road and New Road, centred on national grid reference TQ 21907 05182 (**Figure 1**). The Site is flanked to the west by a supermarket and car park.

2.2.2 The Site is a rectangular area of c. 0.27ha and occupied by a four-storey brick-built housing block, The Mannings, fronting Surry Street, with wings to the north and south and an access road along its south wing leading to a rear car park that is bound on its west side by planting and a brick wall. The Site lies at approximately 6m above OD and some 150m inland of the River Adur and the western arm of Shoreham Harbour.

2.2.3 According to the British Geological Survey (BGS online viewer) the underlying geology of the area comprises Chalk, beneath superficial deposits of clay, silt, sand and gravel.

2.3 Archaeological and Historical Background

2.3.1 An archaeological desk-based assessment (DBA) for the Site was prepared in support of the planning application for the proposed development (PCA 2019) and is not repeated in detail here. The following is the summary of the findings from the DBA:

> *'This Historic Environment Desk-based Assessment has been prepared in order to inform a planning proposal for the development of The Mannings, Surry Street, Shoreham, West Sussex. The development of the Site will include the demolition of the existing building and its replacement, on similar but larger footprint, by a six-storey block of flats.*
> *The Site does not contain nor form a part of any designated heritage asset or known archaeological remains. No archaeological sites or finds have been recorded from within the Site.*
> *This assessment concludes that there is low potential for prehistoric, Romano-British Anglo-Saxon and medieval remains within the Site and that such remains would be of local or regional significance. There is moderate potential for remains of later periods to survive and these would be of local significance. However, previous and existing impacts below ground within the Site are likely to have been severe and in consequence it is likely that any archaeological potential within the Site has been significantly reduced or removed entirely.*
> *In view of the Site's archaeological potential but taking account of the previous and existing impacts on that potential, it is considered that there is no archaeological reason for the proposed development to be constrained or hindered. It is recommended that, in the event a planning application leads to the current proposed development gaining consent then that consent should be granted with a condition requiring a programme of archaeological work to be carried out, in order to secure the preservation of any archaeological remains by record. The archaeological work should consist of monitoring development groundwork in a 'watching brief' and implemented in accordance with a Written Scheme of Investigation that has the approval of the Local Planning Authority's archaeological advisor.'*

3 AIM

3.1 Archaeological Watching Brief

3.1.1 The aim of the archaeological watching brief was to monitor groundwork for the proposed development and investigate and record any ancient archaeological resources revealed in the course of groundwork, taking account of the date, nature, extent, bio-archaeological and palaeo-environmental potential of the resources. A further aim of the work was to prepare an archive of the results of the investigation leading to the preparation, as necessary, of a post-excavation assessment report and, if appropriate, a further programme of analysis and publication.

3.1.2 Taking account of the outcome of the watching brief and in the absence of any necessity to prepare a post-excavation assessment report, this report aims to provide sufficient information so that the relevant condition of planning consent can be satisfied and discharged in keeping with the requirements set out in the approved Written Scheme of Investigation.

4 RESULTS

4.1 Introduction

4.1.1 The following presents a summary of the results of the watching brief, based upon the Site archive. A selection of photographs of the Site, **Plates 1-14**, are included in **Appendix 1** and there location and direction shown on **Figures 2** & **3**. A copy of the OASIS report is provided in **Appendix 2**. The archive is held at PCA's Winchester office under the Site code **MSWS20** and will in due course be deposited with the local Museum.

4.2 Methodology

4.2.1 The archaeological watching brief was undertaken following the methodology that was detailed in the Written Scheme of Investigation (PCA 2020), which was approved by the LPA in advance of the commencement of works and on the advice of their archaeological advisor John Mills, the former West Sussex County Archaeologist.

4.2.2 The watching brief was carried out between 26th April and 13th September 2022. Visits coincided with clearance ground works following the demolition of the existing building and removal of the associated slabs, and construction groundworks to form piled foundations and drainage.

4.3 Observations

4.3.1 A simple sequence of deposition was observed across the Site (**Figures 2** & **3** & **Plates 1-5, 9** & **14**). Natural geology comprising a light yellowish brown sandy clay was observed between 0.3m to 0.5m below ground level and was noted to have been truncated by modern building activity, landscaping and surfacing. In very small areas of the Site outside of the footprint of the demolished building, 'The Mannings', and overlying the natural geology, was a layer of topsoil, approximately 0.5m thick and comprising a dark brownish grey sandy clay, in which frequent fragments of post-medieval building material were observed.

4.3.2 In the south-west part of the Site a section of red brick foundations of an earlier building was observed during the watching brief (**Plates 3** & **4**). These foundations are thought to relate to the 19th century infirmary shown on the 1898 Ordnance Survey Map (PCA, 2019).

4.3.3 Construction groundwork to form piled foundations for the new building and a crane base confirmed the general sequence of deposits across the Site (**Plates 6-14**). No pre-9th century archaeological features, deposits or finds were identified. It is concluded that the Site retained no archaeological potential, any potential that did exist seemingly lost to severe impacts from 19th and 20th century buildings.

5 ARCHIVE PREPARATION AND DEPOSITION

5.1 The Site Archive

5.1.1 The Site archive, to include all project records and cultural material produced by the project, will be prepared in accordance with 'Guidelines for the Preparation of Excavation Archives for Long-term Storage' (UKIC 1990) and the Institute for Archaeologists 'Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives' (CIfA 2014). On completion of the project PCA will arrange for the archive to be deposited with the Local Museum.

5.2 Copyright

5.2.1 The full copyright of the written/illustrative archive relating to the Site will be retained by Pre-Construct Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. The receiving museum, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the Copyright and Related Rights regulations 2003. Further distribution and uses of the report either in its entirety or part thereof in paper or electronic form is prohibited without the prior consent of Pre-Construct Archaeology Ltd.

5.2.2 The licence extends to the use of all documents arising from this project in all matters relating directly to the project, as well as for bona fide research purposes (which includes The West Sussex Historic Environment Record).

5.2.3 Pre-Construct Archaeology Ltd has made every effort to ensure the accuracy of the content of this report. However, Pre-Construct Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies or omissions this report contains.

6 ACKNOWLEDGEMENTS

Pre-Construct Archaeology is grateful to Silver DCC Ltd for commissioning the evaluation and to John Mills, the former West Sussex County Archaeologist for his advice. Subsequent advice from Mark Baister of Place Services is gratefully acknowledged.

The watching brief was undertaken by Rory Gudgeon and Gareth Howland. This report was prepared by Gareth Howland with graphics prepared by Ray Murphy. The project was managed by Paul McCulloch.

7 REFERENCES

PCA, 2020, 'The Mannings, Shoreham-by-Sea, West Sussex: Written Scheme of Investigation for Archaeological Watching Brief'

PCA, 2019, 'The Mannings, Surry Street, Shoreham, West Sussex BN43 6RP: Archaeological Desk-Based Assessment'

Appendix 1: Photographs (Plates 1-14)



Plate 1. Clearance groundwork revealed 19th century or later foundations, view east with a 1m scale.



Plate 2. Clearance groundwork of 'The Mannings' foundations, view to east.



Plate 3. Clearance groundwork revealed 19th or 20th century foundations, view to east.



Plate 4. South facing elevation of wall 19th or 20th century foundation cut into natural clay, view north with 1m scale.



Plate 5. General view clearance groundwork southern part of Site, view to west.



Plate 6. Construction groundwork, general view to north-west.



Plate 7. Construction groundwork, general view north.



Plate 8. Construction grundwork, northern extent, view north.



Plate 9. Construction groundwork north-eastern area, typical sections, view to south-east.



Plate 10. Construction groundwork north-eastern area, typical sections, view east.



Plate 11. Construction groundwork, cenytre of Site, view south.



Plate 12. Construction groundwork, crane base, view to west.



Plate 13. Construction groundwork, crane base. View south-west.



Plate 14. Construction groundwork, pile cap, typical sections. View south-east.

Appendix 2: Oasis Form

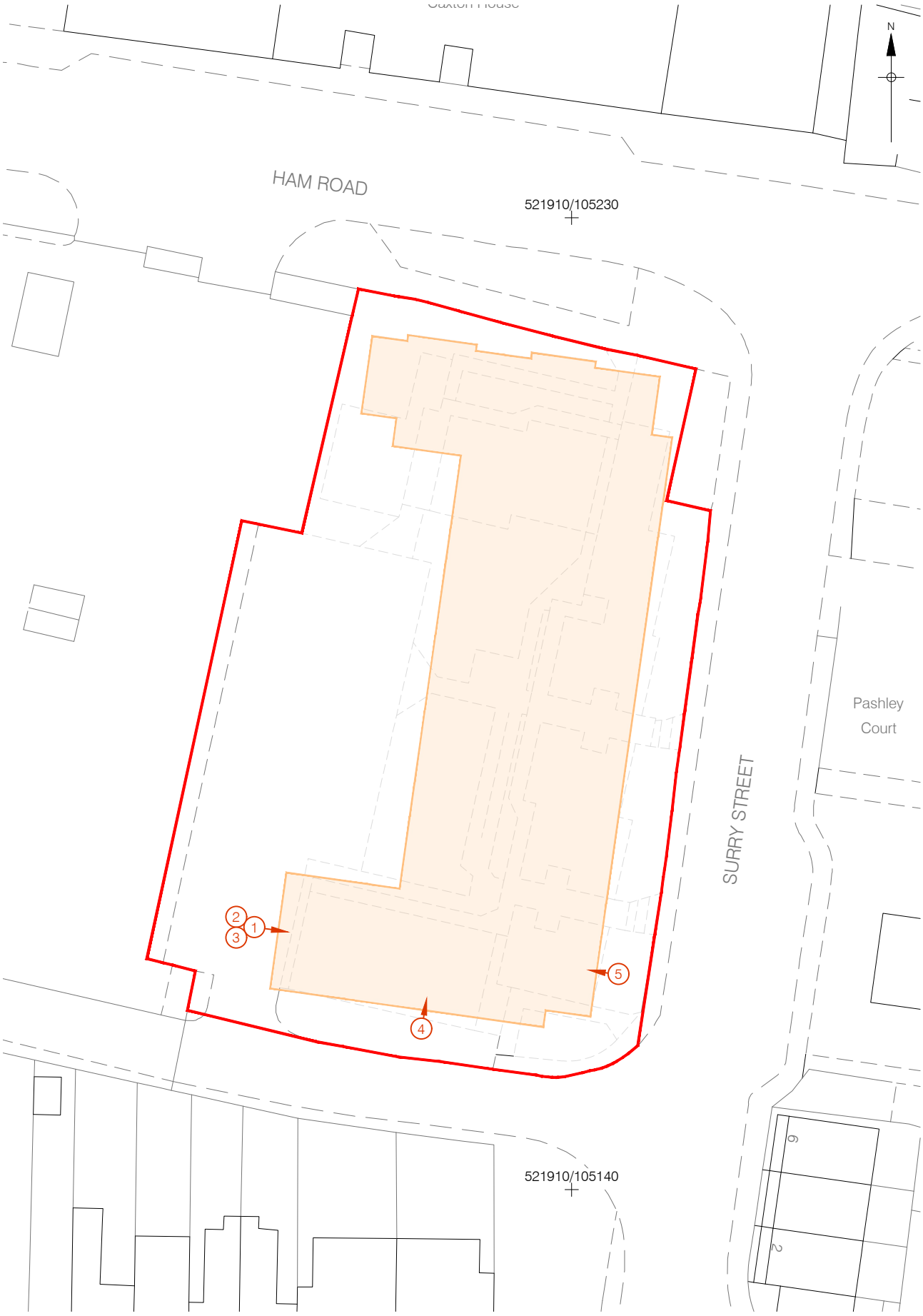
Summary for preconst1-511413

OASIS ID (UID)	preconst1-511413
Project Name	The Mannings, Shoreham-by-Sea, West Sussex: An Archaeological Watching Brief Report
Sitename	The Mannings, Shoreham-by-Sea, West Sussex
Activity type	Watching Brief
Project Identifier(s)	The Mannings, Shoreham-by-Sea, West Sussex. Watching brief
Planning Id	AWDM/1281/19
Reason For Investigation	Planning requirement
Organisation Responsible for work	Pre-Construct Archaeology Ltd
Project Dates	26-Apr-2022 - 13-Sep-2022
Location	The Mannings, Shoreham-by-Sea, West Sussex NGR : TQ 21907 05182 LL : 50.8333425161494, -0.270240968264844 12 Fig : 521907,105182
Administrative Areas	Country : England County : West Sussex District : Adur Parish : Adur, unparished area
Project Methodology	Pre-Construct Archaeology Ltd (PCA) was appointed by Silver DCC Ltd, on behalf of Southern Housing Group Ltd, to carry out an archaeological watching brief, at The Mannings, Surry Street, Shoreham-by-Sea, West Sussex. The development of the site includes the demolition of the existing building and its replacement, on similar but larger footprint, by a six-storey block of flats. The archaeological Watching Brief forms part of a staged approach to mitigating the archaeological implications of the development, and was carried out in accordance with a Written Scheme of Investigation and with the advice of John Mills, archaeological advisor to the Local Planning Authority.
Project Results	It is concluded that the watching brief has demonstrated that there is very low archaeological potential within the Site, with only the foundations of the 19th century infirmary observed ducting the watching brief.
Keywords	
Funder	
HER	West Sussex HER - unRev - STANDARD
Person Responsible for work	G, Howland
HER Identifiers	
Archives	



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Figure 1
Site Location
1:2,000,000, 1:250,000, 1:25,000 at A4



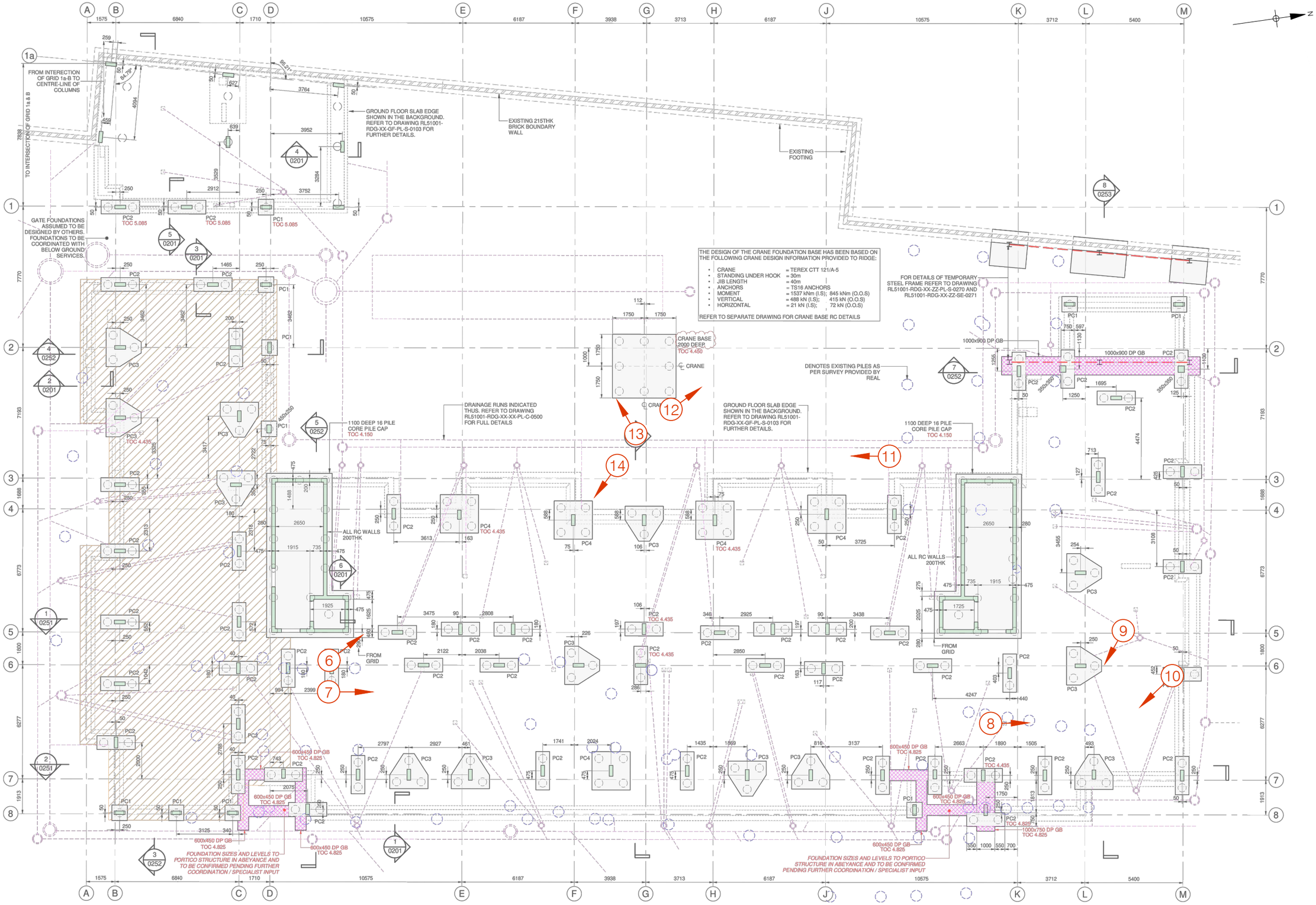
0 25m

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15/05/2023 MR

Figure 2
Detailed Site Plan showing Area Monitored and Plate Locations and Directions
1:500 at A4

P:\PROJECT DATA\Out of London\West Sussex\The Mannings, Shoreham\CAD\WB\Fig 03_Foundation Plan.dwg



0 10m

Plan reproduced from a drawing by Ridge & Partners LLP (2022)

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Figure 3
Foundation Plan showing Plate Locations and Directions
1:200 at A3

P C A

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