From: rm206mfd@adur-worthing.gov.uk
Sent: 30 November 2010 12:57
To: Keith Morgan
Attachments: 20101130135709345.pdf

This E-mail was sent from "rm206-mfd" (Aficio MP 3350).

Scan Date: 30.11.2010 13:57:09 (+0100)
Queries to: rm206mfd@adur-worthing.gov.uk

Carlos Hone

From: John.Mills@westsussex.gov.uk
Sent: 27 May 2009 16:00
To: peter wilson
Cc: Carlos Hone
Subject: ADC/0389/07: 67 Manor Road, Lancing: redevelopment with 2 new dwellings: Condition 12: programme of archaeological work : building foundations

Dear Peter

ADC/0389/07: 67 Manor Road, Lancing: redevelopment with 2 new dwellings: Condition 12: programme of archaeological work : building foundations

Thank you for your e-mail concerning design of foundations for the new houses in such a way as to protect the underground archaeology.

From Chris Butler's information, the archaeological features encountered were all at a depth of about 300mm - 400mm below present ground surface, but at 250mm depth at the north end of the site. To preserve the archaeological features intact without erosion damage/ wheel or track ruts or crushing of shallowly buried finds caused for example by running plant, or the weight of buildings above them, a minimum 200mm "cushion" of undisturbed soil would normally be considered to be safe protection.

Leaving to one side for the moment the edge beams of a raft, landscaping for accesses, and development-related new services: -

In general terms, if plant could be kept off the intended area of the raft itself, once stripped of topsoil, and the raft supported by the edge beams so that it was resting at the stripped ground level and not pressing down upon the soil "cushion", the archaeology below could be preserved well enough.

On this site, excavations for a raft foundation for the Plot 1 house, to a depth of 200mm, would leave only a shallow cushion of soil - 100mm - in places to protect the archaeological features below. However, if the ground surface for the vicinity of the Plot 1 house could be built up slightly first (by 100-150mm), so that excavations into the present ground surface for the raft came only to 100 mm depth in all, there should be a sufficiently thick cushion of undisturbed protective soil, between archaeology and raft.

It is difficult to see how the edge beams, even at 450mm, could avoid cutting into the buried archaeological features, or carrying the weight of the house down on to buried features or finds. Depending upon the width of the trenches for the edge beams - the narrower the better, the less damage to buried deposits - an overall foundation solution for protecting the archaeology could involve: (i) the raft avoiding damage to the archaeology enclosed by the edge beam perimeter, and (ii) excavation of the edge beam trenches by an archaeologist, and investigation and recording of the features exposed, within those trenches, so that a record would have been made of ancient features destroyed by the beam trenches.

From the archaeological point of view, this solution would necessarily be a compromise - archaeology will be being destroyed, but in narrow trenches it will be difficult or impossible ever to fully understand just what kind of ancient feature has been cut into. There will be similar problems with excavations for narrow service trenches: though if very narrow, e.g. less than 200mm wide, archaeological monitoring or investigation would be impracticable.

As regards the proposed accesses to Plots 1 and 2, the depth of the archaeology is at its least here, at 250mm, at the front of the site. Ground excavations to leave a protective cushion over the archaeology would have to be very shallow - 50mm - to leave a 200mm protective cushion, again unless for example it is possible and permissible to build up the front of the site slightly beforehand, by 150 mm, to minimise the depth of excavation below the existing ground surface.

Finally, for Plot 2, where no surviving ancient archaeological features were revealed in trial trenches, I have previously suggested that new groundworks be observed by an archaeologist, so that if some traces of

ancient features have survived, within the Plot, a basic record can be made of them. If a similar foundation solution were applied to Plot 2 as for Plot 1 (not involving any option of slight raising of ground levels), the "watching brief" could be limited only to edge beam and main service trench excavations.

I hope that the above comments are of use to you. I have copied this e-mail for information to Carlos Hone at Adur District Council.

Yours sincerely

John Mills

Senior Archaeologist
Local Development
West Sussex County Council
27-5-2009

John Mills | Senior Archaeologist, Local Development Division, West Sussex County Council | Location: Northleigh House, Tower Street, Chichester, PO19 1RH
Internal: 56851 | External: +44 (0) 1243-756851 | E-mail: john.mills@westsussex.gov.uk

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"peter wilson" <pw@peterwilson.org.uk>

27/05/2009 11:56

To <John.Mills@westsussex.gov.uk>
cc <chris@reltub.fsbusiness.co.uk>
Subject FW: 67 manor road lancing

Dear John Mills

I am producing the final drawings for the above site and would like some advice on the foundations. The developers would like to disturb as little of the archaeological remains as possible and are proposing using a raft foundation. The engineer has said it will be 200 below the ground with 600 deep edge beams. From experience I think the edge beams could be reduced to 450.

Will these meet your requirements? If not, may I please have your requirements for this site.
Yours sincerely

Peter Wilson

Peter Wilson Consultants
Hilary Mount Way Lancing BN15 0QD
01903 755765

From: Chris Butler [mailto:member@reltub.fsbusiness.co.uk]
Sent: 27 May 2009 11:17
To: peter wilson
Subject: RE: 67 manor road lancing

Dear Peter,

The archaeological features were at c.300-400mm depth at the southern end of the site, and therefore it is

unlikely that they will be affected directly by the raft foundation, (although I think the County Archaeologist was hoping for a 200mm cushion between the archaeology and the raft), however the 600mm perimeter beam will affect the underlying archaeology, and will require mitigation. At the northern end of the site the archaeology is only at 250mm depth and therefore any work here will undoubtedly have some impact upon the archaeology, unless the inention was the build up the site here for the driveway.

I hope this has been helpful, but I would suggest that you approach John Mills, Archaeologist, at ESCC for a more definitive answer.

Regards

Chris Butler

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Message Received: May 27 2009, 09:25 AM
From: "peter wilson"
To: chris@reltub.fsbusiness.co.uk
Cc:
Subject: 67 manor road lancing

Dear Chris Butler 67 MANOR ROAD LANCING Following your assessment dated July 2008 we are considering using a raft foundation to reduce any disturbance of the site and the archaeological findings. The raft foundations would be 200 mm deep with a perimeter beam 600 deep. May I have your observations. Yours sincerely Peter Wilson **Peter Wilson Consultants**Hilary Mount Way Lancing BN15 0QD01903 755765

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Carlos Hone

From: Carlos Hone
Sent: 30 July 2008 10:51
To: 'John.Mills@westsussex.gov.uk'
Subject: ADC/0389/07: 67 Manor Road, Lancing. Condition 12 programme of archaeological work.

Dear Mr. Mills,

I am in receipt of the full archaeological assessment for the above site. It makes for very interesting reading and appears very thorough.

I can see from points 6.11 and 6.12 in Chris Butler's report that further excavation may be required unless a construction method can be used that will retain the integrity of the site. I would appreciate some advice from you on the different ways forward for this site. Is there a type of piled foundation that could be used that would be satisfactory or does the recommendation mean that the site is not buildable?

Yours sincerely

Carlos Hone
Planning Officer
Development Control

From: John.Mills@westsussex.gov.uk [mailto:John.Mills@westsussex.gov.uk]
Sent: 27 June 2008 13:19
To: Carlos Hone
Cc: patciotte@hotmail.com; jonrounce@hotmail.com; Chris Butler
Subject: RE: ADC/0389/07: 67 Manor Road, Lancing: redevelopment with 2 new dwellings: Condition 12: programme of archaeological work: trial archaeological investigation: provisional findings and recommendations

FAO Carlos Hone, Development Control, Adur District Council

Dear Mr Hone -

67 Manor Road, Lancing

I should not think that full on-site archaeological investigation and recording would take very long; Plot 1 plus the Plots 1 and 2 accesses do not make a big area. One week would be tight, but I should be surprised if it were to take longer than 2 weeks.

Since my last e-mail to you I have received from Chris Butler Archaeological Services a copy of a short interim note on the findings of the trial work (see attachment below). I note that having made the detailed record, Chris says that: *"The archaeological features encountered are all at a depth of @300-400mm below ground surface, and @250mm at the north end of the site. It is likely that any development will damage or destroy the archaeological features."*

The detailed measurements - I had roughly measured the depth of the most shallowly buried archaeological features at 200 mm rather than 250 mm - allow a little more scope for finding foundation and access engineering solutions that could preserve the features in situ, with a protective "cushion" of 200 mm of untouched topsoil above. But only a little more scope, assuming new ground and access levels were to remain the same as existing.

Yours sincerely

John Mills
Archaeologist
Local Development Division - Environment & Heritage
West Sussex County Council
27-6-2008

John Mills | Archaeologist, Local Development Division, West Sussex County Council | Location: The Grange, Tower Street, Chichester, PO19 1RH
Internal: 56851 | External: +44 (0) 1243-756851 | E-mail: john.mills@westsussex.gov.uk


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Chris Butler MIFA
Archaeological Services

Interim Statement
on the
Archaeological Assessment Excavation
at
67 Manor Road,
Lancing, West Sussex

ADC/0389/07 ADUR, Lancing

Project Number 05/08/03

by
Chris Butler MIFA

June 2008

Chris Butler
Archaeological Services

Rosedale
Berwick, Polegate,
East Sussex
BN26 6TB

Tel & fax: 01323 871021

e mail: chris@reltub.fsbusiness.co.uk

This is an interim Statement on the Assessment Excavations carried out at 67 Manor Road, Lancing on the 11th and 12th June 2008 by Chris Butler Archaeological Services.

Three assessment trenches were initially excavated in accordance with the Written Scheme of Investigation. There was some minor adjustment of the locations to avoid some obstructions. As Trench 1 was shorter than originally specified, it was agreed with John Mills that two further trenches would be excavated towards the front of the property. Fig. 1 shows the location of the trenches.

A summary of the trenches is as follows:

Trench 1: This had two large features. A large pit which was initially thought to be a ditch, but on excavation was seen to be a pit. A small quantity of Medieval pottery was recovered from this feature. The second was also a pit which extended out of the north side of the trench. This also produced Medieval pottery.

Trench 2: This trench had a shallow pit and small gulley at the south end of the trench, both had the same fill which contained Medieval pottery. A small cut on the east edge of the trench produced no artefactual evidence. A pit with a bell-shaped profile in the centre of the trench produced large quantities of Medieval pottery and marine molluscs and some bone, as did a second pit at the north end of the trench.

Trench 3: This was located over the footprint of the now demolished house. There were no archaeological features, and the majority of the finds were of Post Medieval date.

Trench 4: This trench picked up a ditch running east-west that seems to be aligned with Manor Road. This produced Medieval pottery. Three possible postholes were recorded aligned along the north side of the ditch. One was sectioned, but did not produce any artefacts.

Trench 5: The ditch in Trench 4 continued on through this trench. A section through the ditch produced Medieval pottery.

The assessment excavation has revealed a series of Medieval features which may include property boundaries and rubbish pits. The artefacts included pottery which appears to be 12th to 13th century in date, marine molluscs, animal bone, and some possible fragments of building material. Soil samples were taken from the pits and ditch features. The artefacts and soil samples will now be processed and a report will be prepared in due course.

The archaeological features encountered are all at a depth of @300-400mm below ground surface, and @250mm at the north end of the site. It is likely that any development will damage or destroy the archaeological features.

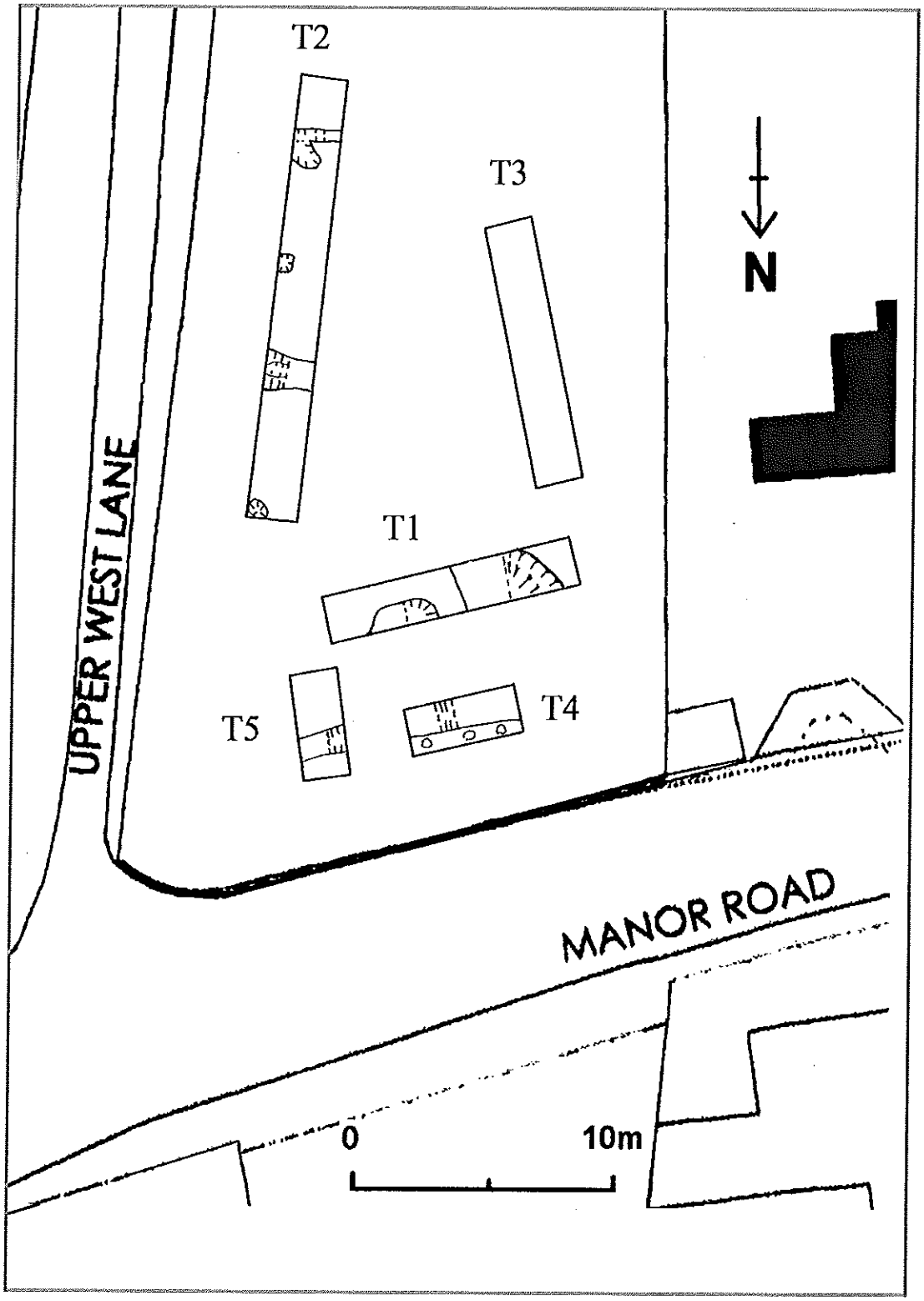


Fig. 1: Interim Site Plan

Carlos Hone

From: John.Mills@westsussex.gov.uk

Sent: 25 June 2008 16:28

To: Carlos Hone; developmentcontrol

Cc: patciotte@hotmail.com; jonrounce@hotmail.com; Chris Butler

Subject: ADC/0389/07: 67 Manor Road, Lancing: redevelopment with 2 new dwellings: Condition 12: programme of archaeological work: trial archaeological investigation: provisional findings and recommendations

FAO Carlos Hone, Development Control, Adur District Council

Dear Mr Hone,

ADC/0389/07: 67 Manor Road, Lancing: redevelopment with 2 new dwellings: Condition 12: programme of archaeological work: trial archaeological investigation

Summary of findings of recent trial archaeological work, and further recommendations:

Archaeological features, relating to the medieval village of Lancing, have been found in the recent trial trenches to survive on site to a depth of only 200 mm below existing ground surface in the Plot 1 house and Plots 1 and 2 new access footprints. They have not been found to survive in the Plot 2 house footprint, where ancient features have probably largely been destroyed by building of the recently demolished house.

These areas of archaeological features - in the Plot 1 house and Plots 1 and 2 access footprints - are of local significance, providing new information on the medieval village. In respect of further compliance with Condition 12, if it is not possible to preserve these areas of ancient features intact, undamaged by new house foundations or access works, they should be fully recorded by a suitable archaeologist(s), before new house and access building starts, and written up for the public record.

Detailed comments

Further to our recent telephone conversations, Chris Butler Archaeological Services, on behalf of the developer, undertook the first (trial) stage of archaeological investigation on the 67 Manor Road site on 11th-12th June 2008. I am awaiting a full report on the findings, but am able to give you some initial comments on the basis of my site visits over these two days.

Two trial trenches within the footprint of proposed Plot 1 and the proposed accesses of Plots 1 and 2 revealed a series of medieval rubbish pits, containing pottery probably of the 13th-14th century; and, near and parallel to the front wall of the existing property, a ditch, also medieval in date, that may have been a plot boundary, eg. for the curtilage of a putative small medieval dwelling that may have been situated at the very front of the present site and under the existing footway of Manor Road.

In Plot 2, no surviving archaeological features were found; if any had once been present within the trial trench area, they had been destroyed during construction of the shallow foundations of the former house (now demolished).

These archaeological features certainly show that the medieval village centre of Lancing extended to the west of Upper West Lane - something not previously proven. The core areas of many medieval villages and towns in England shrank after the 14th century following the widespread mortality and depopulation caused by famine, farming marginal land, and disease (the Black Death).

In local historical terms, these provisional findings are significant, in that the trial work has shown that archaeological features do survive on the site and can provide useful and important information relating to the understanding of the early development of Lancing.

The upper surfaces of these archaeological features occur generally at a depth of only 200-250 mm below existing ground surface. They would certainly be cut into by conventional trench foundations for the Plot 1 house and seem likely to also be cut into by construction works for the proposed new accesses.

I recommend, with regard to continuing compliance with Condition 12, and on the basis of the findings of the trial work, the footprints of the Plot 1 house and of the proposed new accesses to the Plot 1 and Plot 2 houses should be stripped of topsoil by an archaeologist. All archaeological features within the stripped areas should be fully investigated and recorded, before new development-related ground works begin. A "watching brief" should be held by an archaeologist on ground excavations within the Plot 2 house footprint, so that any partly remaining ancient features may be observed and recorded.

Should the developer wish to seek to preserve the archaeological features intact on site (so not needing to be recorded), eg. by the use of a minimum-impact foundations and access engineering mitigation solution, I would expect that least 200 mm of undisturbed soil should be left in situ above the level of the archaeology, in order to ensure its preservation below foundations and access surfacing.

I have discussed the above with Mr Rounce and am awaiting his thoughts on whether to pursue the "archaeological recording" option, or any possible viable engineering mitigation solution.

John Mills
Archaeologist
Local Development Division - Environment & Heritage
West Sussex County Council
25-6-2008

John Mills | Archaeologist, Local Development Division, West Sussex County Council | Location: The Grange, Tower Street, Chichester, PO19 1RH
Internal: 56851 | External: +44 (0) 1243-756851 | E-mail: john.mills@westsussex.gov.uk

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