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RIVER PARK LEISURE CENTRE, WINCHESTER

CULTURAL HERITAGE ASSESSMENT

CONTENTS

1. INTRODUCTION 1

2. METHODOLOGY 3

3. PLANNING BACKGROUND 5

4. RESULTS 8

5. DISCUSSION 13

6. RECOMMENDATIONS 15

7. REFERENCES 16

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TABLES

TABLE 1: RELEVANT NATIONAL POLICIES	5
TABLE 2: RELEVANT LOCAL POLICIES.....	6

PLATES

Plate 1: River Park Leisure Centre, looking east.	17
Plate 2: Riverside Indoor Bowls Centre, looking south-east	17
Plate 3: Hyde Abbey Garden, looking east.....	18
Plate 4: Tennis courts and five-a-side pitches with adjacent watercourse, looking west.....	18
Plate 5: Grass sports pitch at north of site, looking north-west.	19
Plate 6: Bridge over watercourse at edge of leisure centre car park and coincident with the Hyde Abbey precinct boundary, looking southwest.	19
Plate 7: Bridge connecting Winnall Moors and North Walls Recreation Ground; Winnall Moors side, looking south.....	20
Plate 8: Bridge connecting Winnall Moors and North Walls Recreation Ground; North Walls side, looking south.....	20
Plate 9: Difference in ground level between footpath and sports field, looking north.....	21
Plate 10: Hyde Abbey gateway and cart shed, looking northwest.	21
Plate 11: View down King Alfred Place toward Hyde Abbey gardens from Hyde Abbey gateway, looking east.	22
Plate 12: Hyde Abbey gardens, looking west toward King Alfred Place, showing wall blocking views to Hyde Abbey gateway and cart shed.	22

FIGURES

FIGURE 1	SITE LOCATION AND STUDY AREAS SHOWING DESIGNATIONS
FIGURE 2	HISTORIC ENVIRONMENT RECORD ENTRIES
FIGURE 3	LANDSCAPE DEVELOPMENT

1. INTRODUCTION

1.1. Project Background

- 1.1.1. Ramboll was commissioned by Winchester City Council (the client) to assess the impact that development of land at River Park Leisure Centre, Winchester, for a new leisure centre might have on the cultural heritage resource both within, and in proximity to, the development area. The area under consideration for development, hereafter referred to as 'the site', is c.6ha in extent and centred on NGR 448412 130097 (Figure 1). It lies at the fringe of the built up area of the city of Winchester within the suburb of Hyde.
- 1.1.2. Cultural heritage is here taken to include:
- Designated assets, including Scheduled Monuments, Listed buildings and Conservation Areas; and
 - Undesignated assets that are of value because of their archaeological or historical interest.
- 1.1.3. This report has been prepared for the benefit of the client and shall not be relied upon by any other party unless that party has been granted a contractual right to rely on this report for the purpose for which it has been prepared.
- 1.1.4. The findings and opinions in the report are based upon information derived from a variety of information sources which Ramboll believe to be reliable.
- 1.1.5. This report has been prepared on the basis of the proposed end land use defined by the client. If this proposed end land use is changed it will be necessary to review the findings of this report.
- 1.1.6. It should be noted that some of the aspects considered in this study are subject to change with time. Therefore, if the development is delayed or postponed for a significant period then it should be reviewed to confirm that no changes have taken place, either at the site or within relevant legislation.

1.2. Site Location and Description

- 1.2.1. The site lies at the fringe of the built up area of the city of Winchester on the edge of the suburb of Hyde. It lies on the floodplain of the River Itchen within a wider recreation area known as *North Walls Recreation Ground*. The site has a mix of buildings and land-uses comprising:
- The present River Park Leisure Centre – a two and part-three storey purpose-built facility constructed in the 1970s and 1980s (Plate 1);
 - The Riverside Indoor Bowling Centre – a single storey purpose-built facility constructed in the late 1990s (Plate 2);
 - Play areas;
 - Car and coach parking;
 - Hyde Abbey Garden – a public garden created between 2000 and 2007 in which the remains of the eastern end of the Hyde Abbey church, a medieval monastic foundation, are commemorated and echoed in ornamental planting (Plate 3);
 - Hard-surfaced tennis courts and five-a-side pitches (Plate 4);
 - Grass sports pitches (Plate 5); and

- Several watercourses – these carry minor streams and are part of the complex drainage pattern on the floodplain (Plates 4 and 6).
- 1.2.2. Land to the immediate north and west of North Walls Recreation Ground is former water meadow managed as a nature reserve, known as *Winnall Moors*. Ground level within North Walls is noticeably higher than within Winnall Moors (Plates 7 – 8: NB height of steps to bridge deck on Winnall Moors side and height of ramp to bridge deck on North Walls side) and indicates that levels within the recreation area have been raised, perhaps to create drier ground and enable use of the area for sports. The sports field immediately north of River Park Leisure Centre is also higher than the surrounding areas of North Walls, indicating further raising of ground levels over this part of the site (Plate 9).
- 1.2.3. The underlying solid geology of the site comprises the Seaford Chalk Formation. British Geological Society (BGS) mapping and deposits data from ground investigations in the area records significant depths of alluvium overlying the chalk on the flood plain. This consists of clays, silts, sands and gravels. Peat deposits are also recorded on the floodplain and are of potential geoarchaeological significance, discussed below.

1.3. Scheme description

- 1.3.1. Two alternative schemes have been proposed for the development of the site:
- Rebuilding a leisure centre within the footprint of the existing building; and
 - Construction of the new facility within the playing field north of the present tennis courts and five-a-side pitches. Under this proposal, the existing building would be demolished and at least part of its site developed for additional leisure centre car parking.

2. METHODOLOGY

2.1. Aims and scope

- 2.1.1. The aim of this assessment is to establish the known and potential cultural heritage resource within the site and its environs which may be affected by the proposed development. It has been carried out in accordance with the Institute for Archaeologists' Standard and Guidance: archaeological desk-based assessment (IfA 2012). Assessment of setting impacts was made in accordance with English Heritage guidance on setting (English Heritage 2011).
- 2.1.2. This report seeks to identify the significance of the resource, assess the likely impact of the proposed development on it and provide recommendations for any appropriate mitigation strategies. Impacts are described in terms of the development's effect on the asset's cultural significance and the extent to which it will degrade or enhance the asset's significance.

2.2. Study Areas

- 2.2.1. Recorded heritage assets within a 100m buffer from the site boundary, hereafter referred to as 'the Study Area', were considered in order to provide context for discussion and interpretation of the site's archaeological resource (Figure 1).
- 2.2.2. Potential setting impacts were assessed on all designated heritage assets lying within a Setting Study Area defined by 250m buffer from the site boundary (Figure 1). Asset categories considered in this element of the study comprised Scheduled Monuments, Listed Buildings and Conservation Areas. No further forms of designated heritage assets lie within the Study Area.

2.3. Site Visit

- 2.3.1. The site and nearby heritage assets with potential for setting impacts were visited on 24 October 2013. Conditions were dry and sunny with some cloud. The visit followed heavy rainfall over the preceding day. A full digital photographic record was made of the visit and forms part of the project archive.

2.4. Sources

- 2.4.1. The following publicly accessible sources of primary and secondary information were consulted.

Historic Environment Records

- 2.4.2. The site lies within the administrative area of Winchester City Council (WCC) and their Historic Environment Record (WCC HER) was consulted for data relating to the Study Area in October 2013. WCC HER entries for the Study Area are discussed, where relevant, in the *Results* section below. Data for Scheduled Monuments and Listed Buildings was obtained from English Heritage. Information on Conservation Areas was also obtained from the WCC HER. Designations of relevance to the assessment are discussed in the *Results* section below.

Cartographic Sources

- 2.4.3. Historic mapping for this assessment was obtained from the Hampshire Record Office, WCC and online web sources. Information from historic maps can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and also identifying areas where development or land-use is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the *References* section below.

Legislation and Planning Documents

- 2.4.4. WCC is in the process of preparing its Local Development Framework (LDF) and adopted the *Winchester District Local Plan Part 1 – Joint Core Strategy Development Plan Document* in March 2013. Following the adoption of this document, the development plan for the Winchester District is formed by saved policies from the preceding *Winchester District Local Plan Review 2006* together with adopted policies in the *Local Plan Part 1*. Policies of relevance to the scheme are described in the *Planning* section below.

2.5. Assumptions and Limitations

- 2.5.1. Much of the data used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate.
- 2.5.2. The WCC HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and does not preclude the existence of further features which are unknown at present.
- 2.5.3. This report has been prepared solely for the titled project and should not be relied upon by, or transferred to, any third party without prior written authorisation of Ramboll. Ramboll accepts no liability for the consequences of this document being used for a purpose other than that for which it was commissioned. Persons or parties using or relying on the document for such other purposes agree, and will by such use be taken to confirm their agreement, to indemnify Ramboll for all loss or damage resulting there from.

3. PLANNING BACKGROUND

3.1. National Planning Policy

- 3.1.1. There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Town and Country Planning Act (1990).
- 3.1.2. The application of these laws and national policy covering the effects of development on the historic environment is outlined in the National Planning Policy Framework (NPPF). NPPF policies of relevance to the present assessment are summarised in Table 1.

Table 1: Relevant national policies

Policy Ref	Content
Ancient Monuments and Archaeological Areas Act 1979	Scheduled Monuments and Archaeological Areas of Importance (or their equivalent) are afforded statutory protection and the consent of the Secretary of State, as advised by English Heritage, is required for any works.
Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by local planning authorities. English Heritage is a statutory consultee in relation to works affecting Grade 1 or II* Listed Buildings.
NPPF Paragraph 128	Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
NPPF Paragraph 132	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
NPPF Paragraph 133	Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: <ul style="list-style-type: none"> the nature of the heritage asset prevents all reasonable uses of the site; and no viable use of the heritage asset itself can be found in the medium

Policy Ref	Content
	<p>term through appropriate marketing that will enable its conservation; and</p> <ul style="list-style-type: none"> • conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and • the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Paragraph 134	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
NPPF Paragraph 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Paragraph 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.2. Local Planning Policy

- 3.2.1. Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. Treatment of the historic environment within the development process is covered by policies from the *Winchester District Local Plan Part 1 – Joint Core Strategy Development Plan Document* (2013) and saved policies from the *Winchester District Local Plan Review* (2006). The policies relevant to the present application are summarised in Table 2.

Table 2: Relevant local policies

Policy	Content
<p>Local Plan Part 1 (2013) Policy CP20 Heritage and Landscape Character</p>	<p>The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District’s distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology. Particular emphasis should be given to conserving:</p> <ul style="list-style-type: none"> • recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; • local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.
<p>Local Plan Review (2006) HE.1 – Archaeological Site Preservation</p>	<p>Where important archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings (as identified and recorded in the Sites & Monuments Record), whether scheduled or not, are affected by development proposals, permission will not be granted for development unless the Local Planning Authority is satisfied that, where appropriate, adequate provision has been made for their preservation in situ and ongoing management, conservation and protection.</p> <p>Where such preservation is not possible or desirable, the Local Planning</p>

	Authority will permit development to take place only where satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.
Local Plan Review (2006) HE.2 – Archaeological Site Assessment	Where there is evidence that archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings may be present on a site, but their extent and importance is unknown, the Local Planning Authority will refuse applications which are not supported by adequate archaeological assessment which clarifies the importance of the feature and demonstrates the impact of development.
Local Plan Review (2006) HE. 4 – Conservation Areas: Landscape Setting	New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not be permitted. Particular attention should be paid to conserving attractive views out of and into the area, including those from more distant/higher vantage points. Opportunities should be taken to improve views that detract from the appearance of the area.

4. RESULTS

4.1. Designated Heritage Assets

- 4.1.1. There are no designated heritage assets within the site or Study Area. The following designated heritage assets lie within the Setting Study Area (Figure 1):
- Three Scheduled Monuments. The Hyde Abbey gateway (NHL List Entry No. 1001939, also a Grade I Listed Building), two discrete sections of the medieval city wall (NHL List Entry No. 1001868) and a stone, brick and flint wall incorporating a Jacobean monument (NHL List Entry No. 1001819);
 - 20 Listed Buildings – comprising two Grade I structures associated with Hyde Abbey (gateway – NHL List Entry No. 1095419; cart shed adjoining the gateway – NHL List Entry No. 1296399); four Grade II* structures – two churches (the medieval Church of St Bartholomew – NHL List Entry No. 1350689; the 19th century Church of the Holy Trinity – NHL List Entry No. 1350718) and two 17th century houses (Hyde House and Hyde Abbey House) and 14 Grade II structures. The majority of Grade II structures comprise domestic and storage buildings and distinctive brick-and-flint boundary walls of 17th to 19th century date, most are clustered around the historic core of Hyde (Hyde Street and St. Bartholomew's churchyard); and
 - The *Hyde (Northern Suburb)* section of the *Winchester* Conservation Area – an extensive conservation area encompassing the historic core of the city and key areas of Victorian and Edwardian suburban expansion.
- 4.1.2. Owing to the built up nature of this part of Winchester, the majority of these designations have no intervisibility or potential views in combination with the site and are not discussed further as they will not be susceptible to setting impacts associated with the proposed development. Those that may be affected by the scheme discussed further below.

4.2. Archaeological and Historical Background

Previous Studies

- 4.2.1. The site lies adjacent to and partially overlaps the precinct of Hyde Abbey (Figure 2). There have been numerous archaeological interventions within the Study Area, due in part to the presence of the Abbey but also due to the existence of an extra-mural suburb of the Roman town around Hyde and the Andover Road. There has been one archaeological investigation within the site itself – a community excavation of the eastern end of the Hyde Abbey Church (Figure 2). This was part of a wider community project carried out in 1995 to examine various areas of the Abbey complex across Hyde.
- 4.2.2. As part of the creation of the Winchester Urban Archaeological Database (UAD – now part of the HER), data on depths of made ground, archaeological deposits, floodplain sequences and underlying geology was gathered from both archaeological archives and available geotechnical data. UAD deposits data is available for several locations within the Study Area (Figure 2), including data from a borehole survey carried out prior to construction of the present swimming pool. Peat layers were recorded at locations lying within the floodplain, including the swimming pool (Figure 2). Such deposits are often of palaeoenvironmental significance as they preserve material, such as pollen, plant remains and microfauna, which documents past environmental change enabling the study and reconstruction of past environments. Recent analysis of floodplain sediments on the

southern edge of the city at the Pilgrim's School, indicates that such peats are likely to be of Mesolithic date (Champness et al 2012, 31). Any such deposits within the site are likely to be significant in understanding both the prehistoric environment of the city environs and the evolution of the River Itchen.

Prehistoric

- 4.2.3. There are no records of prehistoric activity in the Study Area. This reflects a generally limited amount of evidence for human activity in the Winchester area prior to the Neolithic. After this date evidence remains somewhat sparse until the Iron Age. Neolithic settlement, ceremonial and burial activity has been excavated at sites in Winnall and appears to continue into the Beaker phase (Ottaway et al 2012, 13). Beaker material has also been found at the Carfax site and in proximity to the Study Area at Victoria Road in Hyde (Ottaway et al 2012, 13). Mid to Late Bronze Age material has been found at several locations in and around the city, particularly at Winnall Down, and has been interpreted as evidence for a settlement or settlements with some role in controlling movement along trade networks (Ottaway et al 2012, 13-14).
- 4.2.4. There is greater evidence for Iron Age activity and it has been suggested that at least seven settlements – including those at Winnall Down, St Catherine's Hill and Oram's Arbour – existed in the vicinity of the present city by the close of the Early Iron Age. During the Middle Iron Age, two large defended settlements developed on the high-ground overlooking the Itchen – the St Catherine's Hill hillfort and the Oram's Arbour enclosure (Ottaway et al 2012, 14-15). It has been suggested that the Oram's Arbour enclosure was sited to control long-distance routes converging on a more favourable location to cross the wide Itchen floodplain provided by a tufa island in the vicinity of Eastgate (Qualmann et al 2004).
- 4.2.5. The site lies on the floodplain and it is probable that it would have been too low-lying and boggy to sustain permanent settlement during prehistory. The site appears to have lain distant from known areas of prehistoric settlement activity but may have been used as a grazing, fishing and wildfowl resource. It is unlikely that such use would translate to the presence of extensive buried archaeological deposits within the site.

Romano-British

- 4.2.6. The site lies c.150m north of the Roman town of Winchester, *Venta Belgarum*, and in close proximity to its northern suburb, which was centred on Hyde. Despite this close proximity, there are no records of Roman activity within the Study Area. This suburb was focussed around the Roman Roads to Silchester, *Calleva Atrebatum*, and Cirencester, *Corinium Dobunnorum*, and included an extensive cemetery stretching from Lankhills to Victoria Road (Ottaway et al 2012, 21). The closest recorded activity comes from West View House, which lies just to the west of the Nun's Stream between King Alfred Terrace and Hyde Street, where timber buildings and a suburban road dating from the late 3rd to early 4th century were excavated ahead of redevelopment in the 1970s (Ottaway et al 2012, 21-3).
- 4.2.7. As with the preceding period, the site's floodplain location means it was probably too low-lying and boggy to sustain permanent settlement during the Romano-British period. The site lay in close proximity to the Roman town's northern suburb and was probably used as a grazing, fishing and wildfowl resource during this time. It is possible that water management features and fish weirs may have existed within the site. If related archaeological deposits survive within the site they would be of local significance.

Saxon

- 4.2.8. Following depopulation at the close of the Roman period, Winchester began to develop as a religious and administrative centre for the emergent West Saxon kingdom in the later 7th century. Enjoying the patronage of the West Saxon, later English, royal family, it had grown into a large town with powerful religious and civic institutions by the conquest. One of the major institutions was the New Minster, a Benedictine house founded by Edward the Elder and consecrated in 903. This was founded in the area of the present Cathedral and was the culmination of a scheme begun by Edward's father, King Alfred the Great. The church later became the burial place of Alfred, his Queen Ealhswith and Edward.
- 4.2.9. The nature of suburban activity in the Saxon period is not well understood. Some activity has been recorded in Hyde, at the West View House site (Ottaway et al 2012, 27), but there is, as yet, no published synthesis for the Saxon suburbs. A suburb existed at Hyde by the conquest but it is not clear how extensive it was or how long it had existed for. There are no records of Saxon activity within the site or Study Area but, as with the Roman period, its proximity to a suburb means that some activity is likely to have taken place. Again water management features and fish weirs may have existed within the site during this period. If related archaeological deposits are present within the site they would be of local significance.

Medieval

- 4.2.10. Due to pressure on space within the city and associated power struggles between church and King, the New Minster was relocated to the suburb of Hyde at the start of the 12th century. The new New Minster became known as Hyde Abbey and was consecrated in 1110. The opening of the abbey included a symbolic procession of the monks from their old site to the new abbey carrying the relics of Alfred, Ealhswith and Edward for reburial in the new abbey church. Hyde Abbey became a major institution and was a stop on the pilgrim's trail to Canterbury.
- 4.2.11. The site partially overlies the extent of the abbey complex and the majority of recorded features in the Study Area relate to the abbey (Figure 2). There are two known features within the site which relate to the abbey. The eastern end of the abbey church was excavated in the 1990s and the structural remains uncovered during these works have been made visible in the design and planting of the Hyde Abbey Garden. There has been limited excavation of the cemetery associated with the abbey church but this is thought to lie to its north and partially within the site. The watercourse that divides the overflow car park from the playing field north of the leisure centre is, in origin, the boundary of the abbey precinct. There is stone work visible forming the edges of this channel in places (Plate 6) but it is not clear if it is of medieval date. It is probable that there are further, as yet unrecorded, below-ground features and deposits associated with Hyde Abbey within the western part of the site. Features associated with the abbey may be of local to national significance.
- 4.2.12. The gateway between the forecourt and inner courtyard of the abbey and an associated cart shed stand just outside the Study Area on King Alfred Place (Figure 1 - NHL List Entry Nos. 1001939, 1095419 & 1296399; Plate 10). There is some intervisibility between the Abbey gateway and Hyde Abbey Gardens (Plate 11) along King Alfred Place although this is slightly curtailed by a brick wall which runs across the end of the street (Plate 12). King Alfred Place, though a later street, preserves what is thought to be the alignment of the nave of the abbey church. Whilst the view from the gateway through the

church to its east end is not one that could have been gained during operation of the abbey, it is part of the experience of the remnants of the abbey in the modern landscape – both lie on a the WCC promoted route *Alfred's Final Journey* which explores the history of Hyde Abbey, it's relocation from the city centre and the visible heritage assets that bear testament to these histories.

- 4.2.13. The abbey came to an abrupt end with the dissolution of the monasteries under Henry VII. It was dissolved in early 1538 under the supervision of Thomas Wriothesley, commissioner for dissolution of Hampshire monasteries. A very thorough job was done of razing the abbey's main buildings, with little described as remaining the following year.

Post-Medieval to Modern

- 4.2.14. Post-dissolution, the area previously occupied by Hyde Abbey followed divergent paths. Between Hyde Street and the Nun's Stream, much of the land was taken for Hyde House, a Tudor mansion built largely of the Abbey's rubble. The abbey gateway probably still stands as it was adopted as the main gate for this mansion. Fishponds associated with the abbey survived in the grounds of Hyde House into the later 18th century. Hyde House itself had mixed fortunes, being demolished in the later 18th century. The land east of the nun's stream seems to have become grazing and water meadows and early historic maps show this areas as comprising *purrocks* (a corruption of the Old English for enclosure and of a similar root to *paddock*) and meads. The watercourses which run through the site have their origin in the water meadow system that was established on the floodplain in the 18th century. As such they are of at least local significance and form important elements of the historic landscape. Traces of the channels, sluices and earthwork runnels that comprise the contemporary water meadow system are visible on modern aerial photography.
- 4.2.15. A debtor's prison, the County Bridewell, was built in the west of the site in 1787. The extent of the prison lands is shown on Figure 2. The main building lay in the centre of this area and included a chapel. Accounts of the construction of the Bridewell indicate that many burials associated with Hyde Abbey were disturbed during this work. The fate of this material is not known and it is possible that it remains on site in disarticulated form. It is probable that that there are structural remains associated with the Bridewell within the western part of the site.
- 4.2.16. The functions of the Bridewell were transferred to Romsey Road prison in 1849. Part of its site was redeveloped into King Alfred Place in the 1870s but some buildings associated with it remained until the end of the 19th century (Figure 3). The remaining parts of the Bridewell were removed when the area was remodelled as part of the creation of North Walls Recreation Ground from the start of the 20th century. The city Mayor and Aldermen, acting for the Urban District Council, purchased land to form the park from the Simmonds estate in 1902. There were few permanent structures in the park, those that still survive comprise parts of the gates on the main entrance on Park Road and the Park Keeper's cottage at the Gordon Road entrance (now the Colour Factory). The latter is a good example of an early 20th civic structure but just the piers and some railing remain of the former. There is anecdotal evidence of ground level within the park being raised to create drier ground within the park than in adjacent parts of the floodplain. This seems confirmed by the differences in ground level noted during the walkover survey. The chronology of land raising is not clear but it seems probable that much of it had been carried out by WWII as RAF photos of the site taken during the war show the same

difference in the character of land between North Walls and Winnall Moors that is visible on modern aerial photography.

- 4.2.17. There is evidence for bombs landing in North Walls Recreation Ground during WWII (Hyde 900 2010, 113). One landed near the end of Nun's Road whilst another is cited as landing on the present leisure centre site.
- 4.2.18. There was limited further change within the until the 1970s when the majority of the present leisure centre was constructed. The centre opened in 1974, flanked by areas of parking, and operated until 1986 when a fire gutted the wet side of the building. A programme of reconstruction followed with the centre reopening in 1988.
- 4.2.19. The only major change since then has been the creation of the Hyde Abbey Garden on the fringe of the car park. Work on the garden began in 2000 with its final elements being added in 2007.

5. DISCUSSION

5.1. Existing Impacts

- 5.1.1. Much of the site has seen raising of ground levels above the natural level of the floodplain. This is estimated at c.0.5 m over North Walls Recreation Ground as a whole and c.1m in the playing field north of the present leisure centre. Whilst this level of build-up may help to minimise impacts to any buried archaeological deposits in this area, it could also hamper attempts to evaluate their presence by both non-invasive or invasive means.
- 5.1.2. The leisure centre is a modern building and significant ground works will have been undertaken during its construction. This is likely to have caused significant truncation to any archaeological deposits that may have existed within its footprint.
- 5.1.3. The preceding land uses in the west of the site are likely to have had some effect on any archaeological deposits in this area. The building and demolition of the County Bridewell is likely to have had a negative effect on the integrity of any deposits relating to the Hyde Abbey church and cemetery. The construction and demolition of Hyde Abbey itself will also have entailed a significant degree of ground preparation and is likely to have had a negative effect on any preceding deposits.

5.2. Known assets and archaeological potential

- 5.2.1. A review of available data has established that the site retains a high potential for the following below-ground archaeological remains:
 - Palaeoenvironmental remains, especially peat deposits, underlying made ground within the site. Such deposits would be of local to regional value in the reconstruction of both past environments and the evolution of the River Itchen system;
 - Medieval features associated with Hyde Abbey. These include known features such as the abbey church and precinct boundary but also previously unrecorded features such as burials and peripheral features associated with construction and demolition features or water management. Such features would be between local and national importance;
 - Post-medieval features associated with the County Bridewell and also the floodplain water meadow system. Such features would be of local importance.
- 5.2.2. In addition the site retains some potential for Roman to Saxon water management features and fish weirs. Such features would be of local importance.

5.3. Potential development impacts

- 5.3.1. The proposed scheme will comprise construction of a new leisure centre and associated car parking and external play areas. This will entail excavations for foundations and services, landscaping and amenity planting. Excavations for construction and landscaping will cause partial or whole truncation or removal of any below-ground archaeological deposits existing within the site. Without mitigation this would adversely affect the significance of any such deposits.
- 5.3.2. Whilst the site lies in proximity to designated heritage assets, few impacts on the setting of these assets would be likely to arise as a result of the proposed development. This is because the assets are well-separated from the scheme and have limited intervisibility

due to existing development. The only assets where some negative setting impact may arise due to the proposed scheme are the Hyde Abbey gateway (Scheduled Monument and Grade I Listed Building) and the undesignated remains of the eastern end of the abbey church within Hyde Abbey Garden. This is largely associated with views from the abbey gate along King Alfred Place to the east end of church as memorialised in the Hyde Abbey Garden at the leisure centre. As discussed above, this visual relationship and experience, though not one that would have been possible during the abbey's lifetime, is now a major part of how locals and visitors perceive Hyde Abbey. Placement of the new building within this view would need to be sensitively managed. Whilst the site lies adjacent to the Winchester Conservation Area, no new negative setting impacts would be generated on this asset since there is a pre-existing modern leisure centre at this location.

6. RECOMMENDATIONS

6.1. Archaeological and Cultural Heritage Risks

- 6.1.1. The site has a high potential for valuable palaeoenvironmental deposits. It also contains features related to Hyde Abbey and may contain further, as yet unrecorded, associated features such as burials. The site also partially overlaps the site of the County Bridewell, a late 18th century debtor's prison, and may contain features related to this institution. Should any of these prove to be of very high significance, they could act as a constraint, or partial constraint, to development. The site has been subject to some impacts that may have at least partially truncated archaeological deposits within its boundaries. The degree of survival of any archaeological deposits within the site, therefore, remains unclear.
- 6.1.2. The site is well-separated and screened from nearby designated heritage assets and few setting impacts are predicted to arise as a result of its development. Some negative impact may arise to the setting of both the Hyde Abbey gate way designated assets and to the undesignated eastern end of the Hyde Abbey church. A robust assessment of setting of heritage assets cannot, though, be carried out until the building design is finalised.

6.2. Recommendations for Further Work

- 6.2.1. As the existence or degree of survival of archaeological deposits within the site remains unclear, a strategy for archaeological evaluation to test for these should be formulated and implemented if development at this site is to be pursued. This strategy should be devised once development proposals have been finalised so that the level of impact within each part of the site can be properly understood. Any evaluation programme of is likely to combine non- intrusive and intrusive techniques (e.g. trial trenching) and should be agreed with WCC's Archaeology Officer in advance of implementation of any works. It is recommended that geoarchaeological works be carried out in tandem with any geotechnical survey of the site which may be carried out to inform foundation design and assessment of potential ground contamination be subject to geoarchaeological monitoring. This will enable informed assessment of the development's impact on sediments of palaeoenvironmental value and also, through combining investigations, minimise site disturbance.
- 6.2.2. It is recommended that professional cultural heritage setting assessments be integrated with any townscape/landscape and visual assessment being prepared for the scheme. A robust assessment of setting impacts will be key to countering potential objector arguments about negative change to the area's historic landscape character and its component assets. In addition, there are opportunities, through design of landscape and footpaths within the scheme, to bring in heritage benefits that might offset concerns on this front.

7. REFERENCES

7.1. Bibliography

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Qualmann, K E, Rees, H, Scobie G D & Whinney R 2004 *Oram's Arbour - The Iron Age Enclosure at Winchester Volume 1: Investigations 1950 – 1999* Winchester Museums Service and English Heritage

Winchester City Council 2006 *Winchester District Local Plan Review 2006*

Winchester City Council 2013 *Winchester District Local Plan Part 1 – Joint Core Strategy Development Plan Document*

7.2. Cartographic Sources

1750 William Gibson Map of Winchester

Map of the manor of Hyde - 18th century (HRO W/K4/1/15)

1841 Tithe 25"

Ordnance Survey maps:

- County Series First Edition 1:2,500 scale (1874)
- County Series Second Edition 1:2,500 scale (1895)
- County Series Fourth Edition 1:2,500 (1934)
- 1:10,000 (1967)
- OS MasterMap (2013)



Plate 1: River Park Leisure Centre, looking east.



Plate 2: Riverside Indoor Bowls Centre, looking south-east



Plate 3: Hyde Abbey Garden, looking east

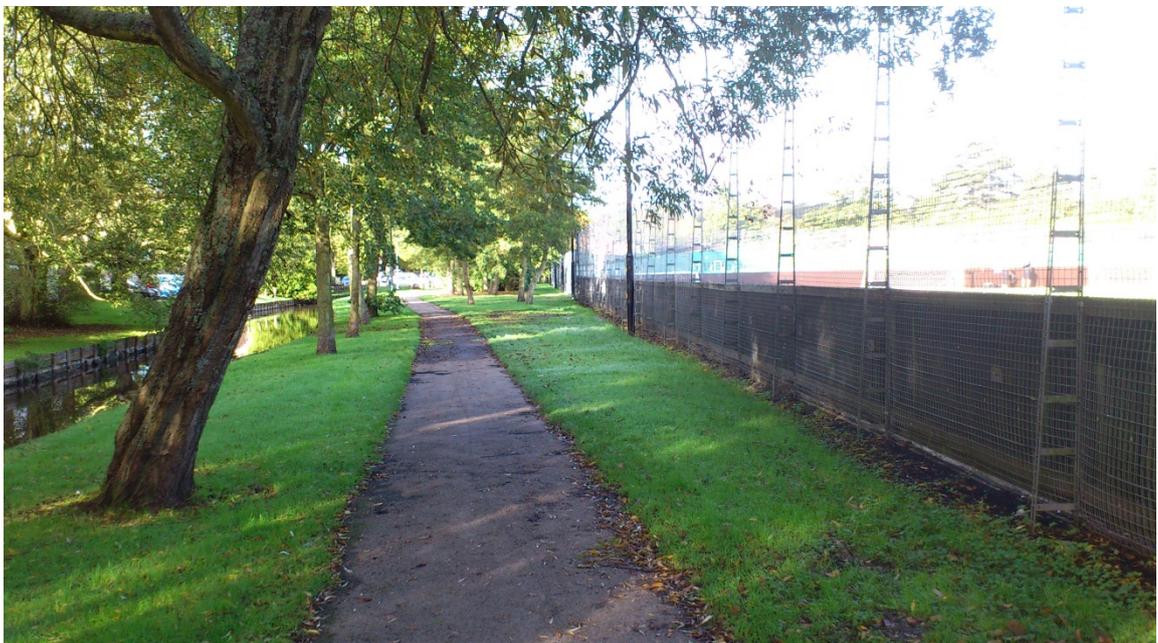


Plate 4: Tennis courts and five-a-side pitches with adjacent watercourse, looking west.



Plate 5: Grass sports pitch at north of site, looking north-west.



Plate 6: Bridge over watercourse at edge of leisure centre car park and coincident with the Hyde Abbey precinct boundary, looking southwest.



Plate 7: Bridge connecting Winnall Moors and North Walls Recreation Ground; Winnall Moors side, looking south.



Plate 8: Bridge connecting Winnall Moors and North Walls Recreation Ground; North Walls side, looking south.



Plate 9: Difference in ground level between footpath and sports field, looking north.



Plate 10: Hyde Abbey gateway and cart shed, looking northwest.



Plate 11: View down King Alfred Place toward Hyde Abbey gardens from Hyde Abbey gateway, looking east.

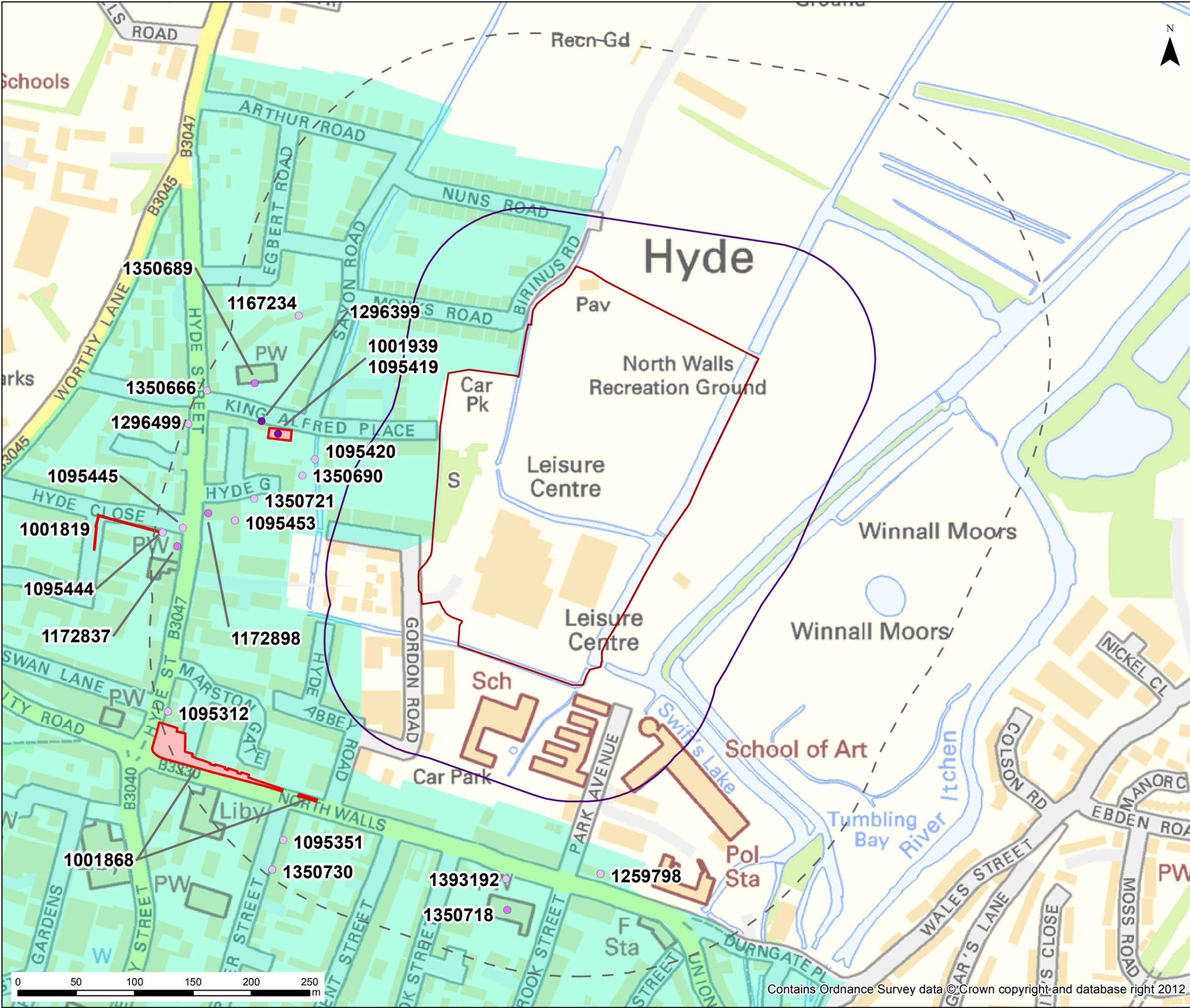


Plate 12: Hyde Abbey gardens, looking west toward King Alfred Place, showing wall blocking views to Hyde Abbey gateway and cart shed.

FIGURES

- FIGURE 1 SITE LOCATION AND STUDY AREAS SHOWING DESIGNATIONS
- FIGURE 2 HISTORIC ENVIRONMENT RECORD ENTRIES
- FIGURE 3 LANDSCAPE DEVELOPMENT

FIGURE 1 SITE LOCATION AND STUDY AREAS SHOWING DESIGNATIONS



Legend

- Site boundary
- Study Area
- Setting Study Area
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area



Client
Winchester City Council

Project Title
River Park Leisure Centre

Project Number
61032662

Figure Title
Site Location and study areas, showing designations



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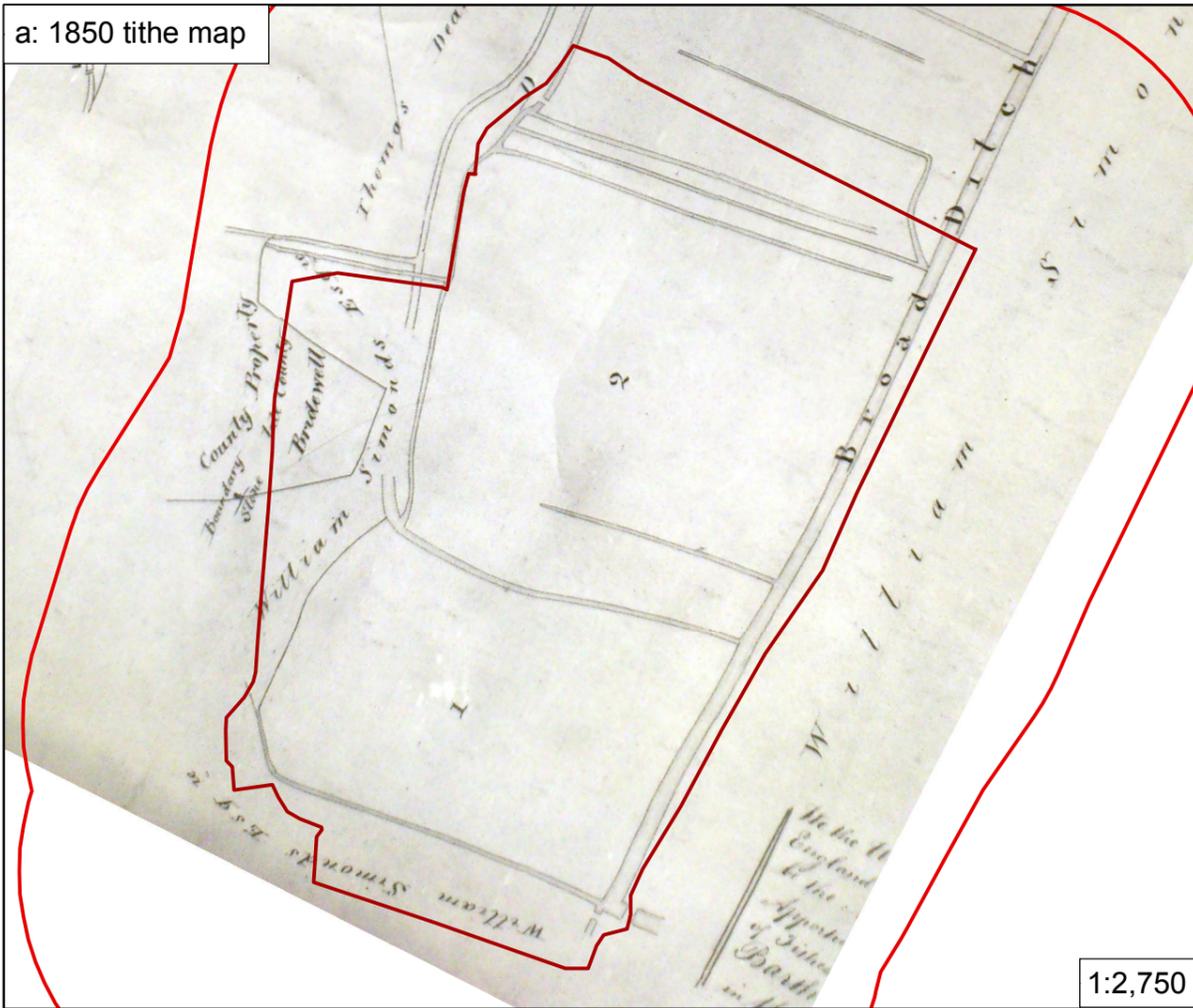
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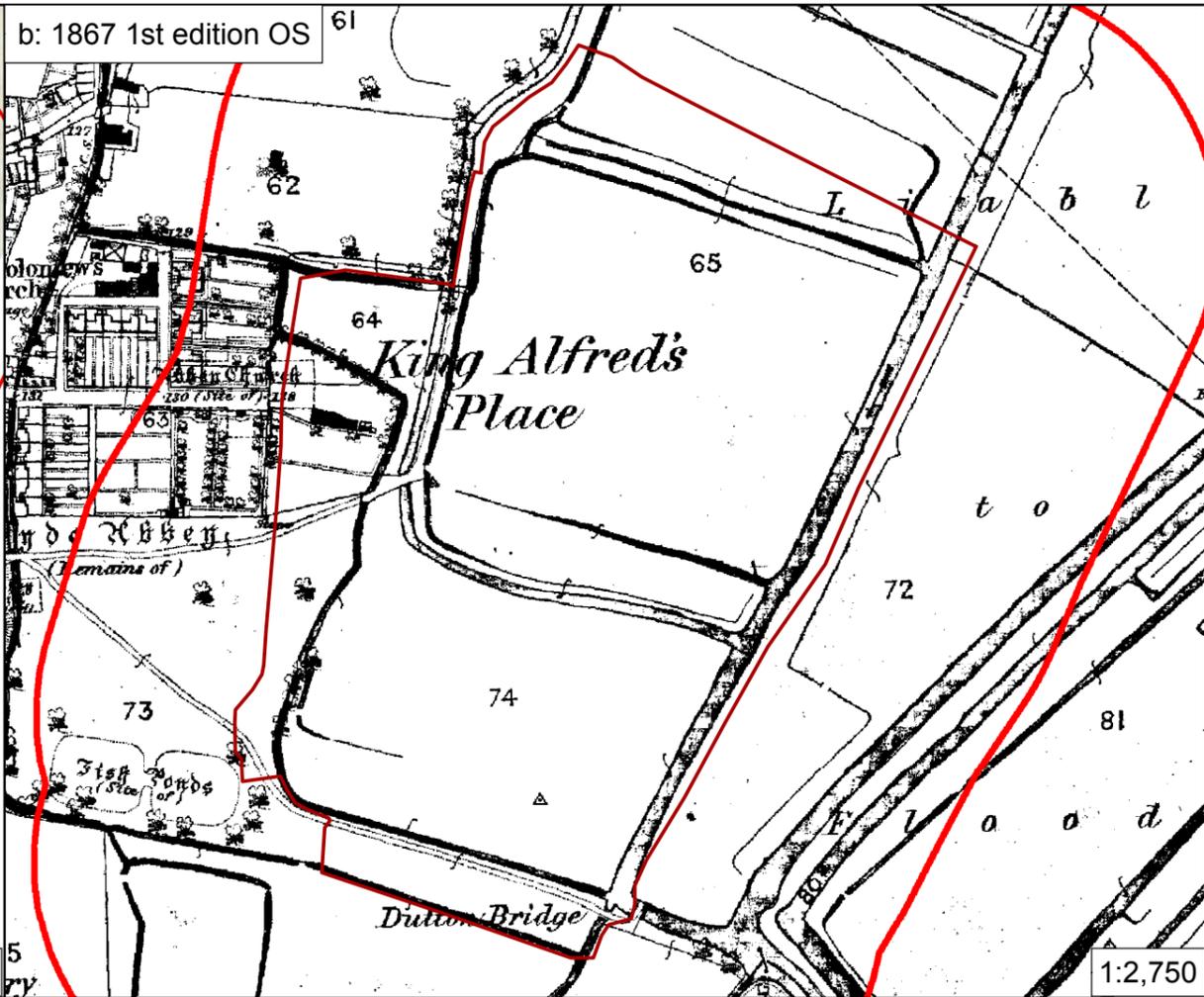
FIGURE 2 HISTORIC ENVIRONMENT RECORD ENTRIES

FIGURE 3 LANDSCAPE DEVELOPMENT

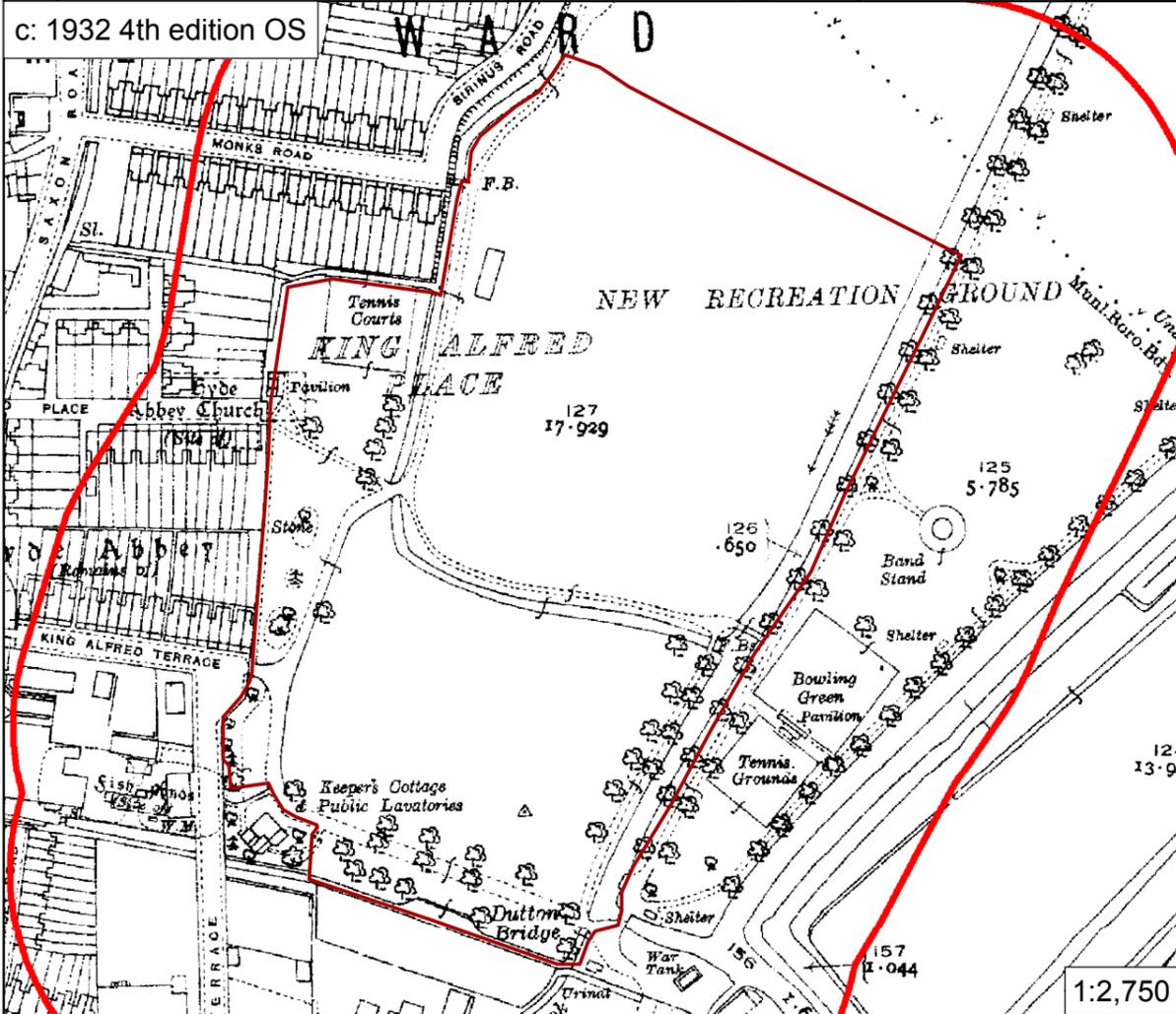
a: 1850 tithe map



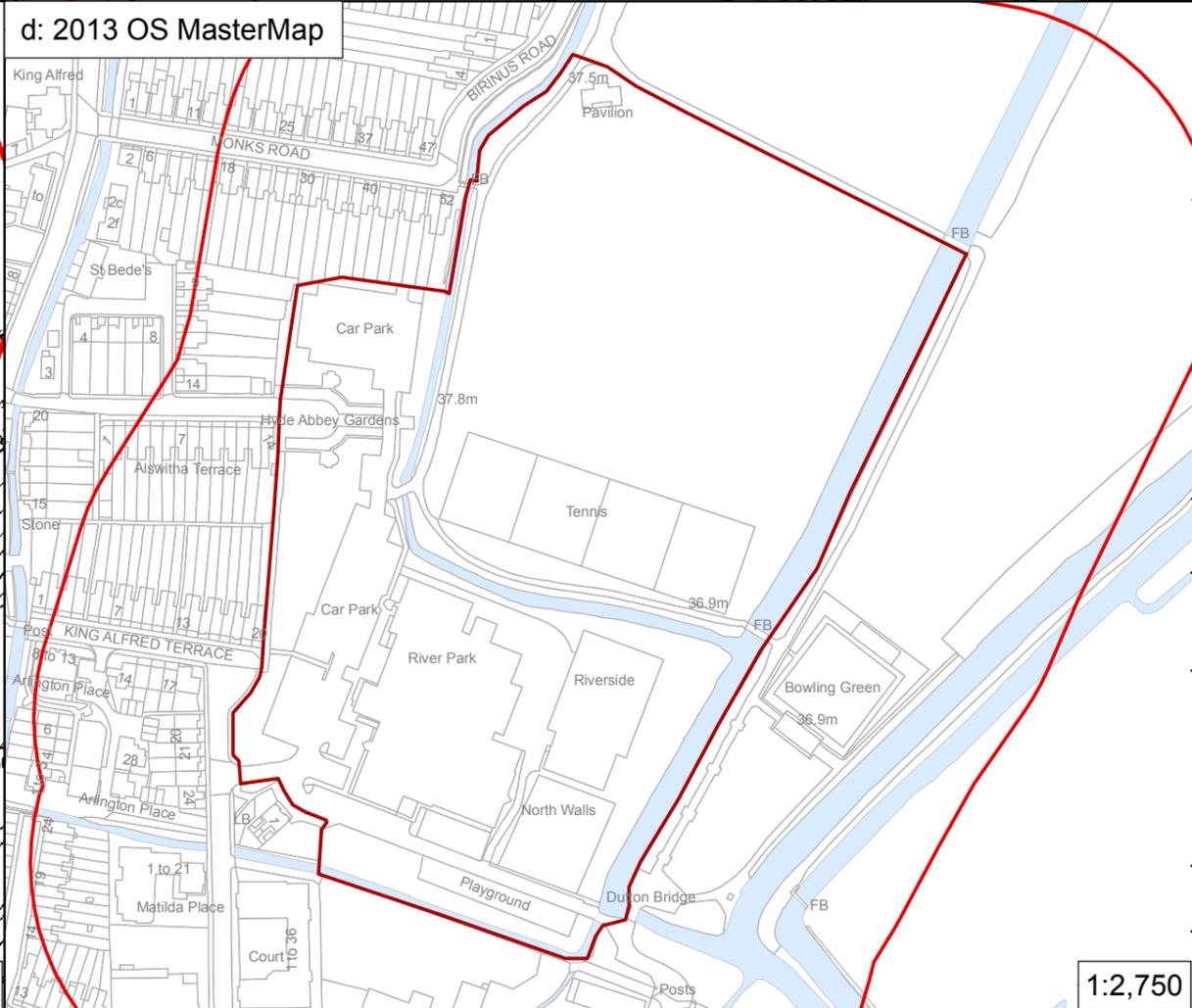
b: 1867 1st edition OS



c: 1932 4th edition OS



d: 2013 OS MasterMap



- Site boundary
- Study Area

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Client
Winchester City Council

Project Title
River Park Leisure Centre

Project Number
61032662

Figure Title
Landscape development



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Date	05/11/2013	Prepared By	MJC
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