



Intended for
Winchester City Council

Project no.
61032662

Date:
27 January 2014

LAND AT BAR END, WINCHESTER

CULTURAL HERITAGE ASSESSMENT

Revision History

Revision	Date	Purpose / Status	Document Ref.	Comments
-	13/12/2013	Draft for comment	61032662/CHA/R04	
A	27/01/2013	Final for issue	61032662/CHA/R04	Revised following curator comment

Prepared By



Melissa Conway

Senior Archaeologist

Reviewed By



Phil Emery

Associate – Cultural
Heritage and Archaeology

Approved By



Phil Emery

Associate – Cultural
Heritage and Archaeology

Ramboll

Carlton House
Ringwood Road
Woodlands
Southampton SO40 7HT
United Kingdom

tel +44 (0)23 8081 7500
fax +44 (0)23 8081 7600
southampton@ramboll.co.uk

CONTENTS

1.	INTRODUCTION	1
2.	METHODOLOGY	3
3.	PLANNING BACKGROUND	5
4.	RESULTS	8
5.	DISCUSSION	12
6.	RECOMMENDATIONS	14
7.	REFERENCES	15

TABLES

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

PLATES

Plate 1: Garrison Ground football pitches looking north.....	16
Plate 2: King George V Recreation Ground, looking north.....	16
Plate 3: Entrance gates to King George V Recreation Ground, looking east.....	17
Plate 4: Northern section of the council depot, looking west.....	17
Plate 5: Southern section of the council depot, looking west.....	18
Plate 6: St Catherine's Hill hillfort, looking southwest from King George V Recreation Ground.....	18

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 (hereafter 'the client') to assess the potential impact, by proposed development of a new leisure centre at Bar End, Winchester (hereafter 'the site'), upon the cultural heritage resource both within, and in proximity to, the site. The site is currently in use as sports fields and a council depot and lies at the fringe of the built-up area of the city of Winchester, south of the suburb of Highcliffe (Figure 1). It is c.15ha in extent and centred on NGR 449111 128598.
- 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, to the immediate south of the suburb of Highcliffe. It is bounded to the north by housing and allotments, to the east by the M3, to the south by housing and other buildings on Chilcomb Lane and to the west by Bar End road (B330). The site lies on the edge of the River Itchen floodplain at the mouth of a downland coombe and is overlooked by the high ground of St Giles's Hill to the north and St Catherine's Hill to the south. Ground level within the site is relatively even and falls gently from c.40m AOD in the east to c.33m AOD in the west.
- 1.2.2. The majority of the site is in use as sports fields. The western half of the site is known as the *Garrison Ground* and is occupied by football pitches and has a late 20th-century changing block near to the entrance from Bar End Road (Plate 1). The eastern half of the site is known as *King George V Recreation Ground*, which is used for both football and cricket and has two pavilions (Plate 2). The entrance to the King George V pitches has commemorative 1930s entrance gates (Plate 3). The two areas of sports pitches are separated by the University of Winchester athletics facility. The northwest corner of the site is a council depot consisting of structures of mid to late 20th-century date and areas

of hard standing (Plates 4 - 5). The land immediately east and southwest of the site has been subject to extensive reworking associated with a series of road schemes since the 1930s.

- 1.2.3. The underlying solid geology of the site comprises the Zig Zag Chalk Formation. This is overlain by silty head deposits in the west of the site. These lie in the base of the coombe and are indicative of hill wash accumulating in a hollow, potentially a former watercourse (palaeochannel). Soils are well-drained and loamy.

1.3. Scheme description

- 1.3.1. Construction of a new leisure centre at the site is one of several options being assessed by the client for the city's future leisure provision. As the option to be pursued has not yet been selected, there is no formal plan for the proposed facility at present. The new centre would consist of both wet and dry sports facilities and associated car and coach parking and is likely to be two-storeyed and occupy a similar footprint to the existing leisure centre at North Walls.

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 potential effect on the asset's cultural significance and the extent to which it would degrade or enhance the asset's significance.

2.2. Study Areas

- 2.2.1. Recorded heritage assets within a 250m 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 500m 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 environs were visited on 29th November 2013. Conditions were dry and overcast. 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 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.

Other Sources

- 2.4.5. Aerial photographs held by English Heritage Archive, Swindon, were consulted for the assessment. The aim of this analysis was to identify any features of archaeological potential within the site and its surrounding area, and to enhance the understanding of the evolving landscape.

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):
- Two Scheduled Monuments – comprising earthworks and buried features associated with the Roman road from Winchester to Wickham adjacent to St Catherine's Hill (NHL List Entry No. 1001798) and the structural remains of the medieval bishop's palace at Wolvesey Castle (NHL List Entry No. 1095511, also a Grade I Listed Building);
 - 19 Listed Buildings – comprising one Grade I structure, the remains of Wolvesey Castle (NHL List Entry No. 1095511); one Grade II* structure – a timber-framed house with 13th- and 17th-century elements (NHL List Entry No. 1271527) and 17 Grade II structures. The majority of Grade II structures comprise domestic buildings along Chesil Street and domestic and industrial buildings on Wharf Hill; and
 - The *Riverside* and *St Giles's Hill – Eastern Suburb* sections 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. In addition, the Scheduled Monument of St Catherine's Hill hillfort lies to the immediate southwest of the Setting Study Area (NHL List Entry No. 1016489). The hillfort has commanding views over the landscape in all directions, including the site (Plate 6), and this contributes to its local popularity as for walking and recreation.
- 4.1.3. 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 are discussed further below.

4.2. Archaeological and Historical Background

Previous Studies

- 4.2.1. The site lies adjacent to areas of known prehistoric and Roman activity and there have been several archaeological interventions within the Study Area, largely in advance of construction since the late 20th century. These include works in advance of, and during, the construction of the M3 and also related to the modernisation of facilities at the athletics stadium. A watching brief was maintained on construction of the new pavilion in 2004 and recorded the upper levels of palaeochannels lying in the base of the coombe (Figure 2: EWC11846). The palaeochannels had a combined width of 30-40m but the base of the channels was not encountered during works. The silty character and light colour of the upper channel fills is thought to be indicative of a formation date in the Bronze Age or subsequent periods (Archaeological Consultancy (KAC) 2004, 8). Later prehistoric flintwork found in these fills was interpreted as deposited by hill-wash and indicative of a nearby flintworking site, possibly on St Giles's Hill (Archaeological Consultancy (KAC) 2004, 5 & 10). Geophysical survey and monitoring of construction of the new athletics stadium in 2008 yielded no evidence for palaeochannels and suggested that these are likely to exist to the west of the facility within the Garrison Ground (ARCA 2008, 16-7).

- 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 were gathered from archaeological archives, available geotechnical data and other sources. UAD deposits data is available for several locations to the immediate north and west of the site. Two UAD deposit columns from Milland Road contain around 2m of material overlying the natural which has been interpreted as coombe deposits relating to hill wash (Figure 2). It is probable that these deposits relate to the same hill-wash seen in the palaeochannel discussed above.

Prehistoric

- 4.2.3. Prehistoric activity is relatively well documented in the site environs. In addition to the prehistoric flintwork from the palaeochannels encountered in 2004 watching brief (discussed above), flint tools were also found during the construction of the Winchester Bypass in the 1930s (Figure 2: MWC7239). There is evidence of intensive use of the surrounding downland during later prehistoric activity, including the hillfort on St Catherine's Hill and field systems on Twyford Down. It is probable that activity extended onto the floodplain during these periods and this may translate to the presence of contemporary archaeological deposits within the site.

Romano-British

- 4.2.4. The site lies c.600m southeast of the Roman town of Winchester, *Venta Belgarum*, and Bar End Road, which forms the western site boundary, follows the line of the Roman Road to Wickham and Chichester, *Noviomagus* (Figure 2: MWC3913). Whilst the Roman town is known to have had an eastern suburb, this appears to have focussed around the foot of St Giles's Hill and the site lies well beyond its known southern extent. In addition to the road, there are several records of Roman activity immediately adjacent to the site. These include a substantial ditch and fragments of Roman building material found during an evaluation at the Bar End Park & Ride site (Figure 2: EWC7284) and a cemetery in the southern part of Highcliffe (Figure 2: MWC6944). The presence of a cemetery has been inferred from finds of inhumation and cremation burials during the development of Highcliffe, the majority of which were found during initial construction in the late 19th and early 20th centuries. As the cemetery has not been systematically investigated, its extent is not yet known. These features have recently been interpreted as deriving from a rural settlement and its associated burial ground distinct from the occupation in the Roman town and its suburbs (Ottaway et al 2012, 317). It is conceivable that related deposits, including further burials, may extend into the site.

Saxon to Medieval

- 4.2.5. Some occupation continued in Winchester in the post-Roman period with the town eventually growing into one of early medieval England's key religious and administrative centres. There are, however, no records dating to the Saxon or Medieval periods within the Study Area and the site lies well-outside the known extent of the city's medieval suburbs. The site lay at the edge of the parish of Chilcomb and appears to have been part of its agricultural hinterland, lying around one kilometre west of the village itself. By comparison with other nearby downland parishes, it is probable that the land within the site was part of an open field during the medieval period and subject to arable cultivation. The adjacent Bar End road is likely to have continued in use as one of the main southward routes out of the medieval city. As the site appears to have been in agricultural use during these periods, extensive archaeological deposits of this date are unlikely to exist within it.

Post-Medieval to Modern

- 4.2.6. The site appears to have largely continued in agricultural use into the 20th century. The earliest detailed mapping of the site is the 1838 tithe map. This shows the area divided up into rectilinear fields with the area of the present council depot occupied by a farm and associated outbuildings and gardens (Figure 3a). The fields within the site were in a mix of arable and pasture use at that date. A large farm, Barton Farm – now known as Chilcomb House – lay to the immediate south of the Site. By this date Bar End Road had become part of a turnpike trust and the toll house and bar was located just outside the southwest corner of the site.
- 4.2.7. Despite the presence of settlement and industrial premises around the head of the Itchen Navigation (Figure 2: MWC3869) and some suburban expansion around St. Giles's Hill by the close of the 18th century, there was little expansion in the site environs until the end of the 19th century. Growth in this area appears to have been initially spurred by the coming of the railway in the 1880s and 1890s. The Didcot, Newbury & Southampton Railway ran via a station at Chesil Street and the Hockley Viaduct and had a goods yard to the west of the site. The goods yard and the early stages of terraced housing at Highcliffe are clearly visible on the Second Edition Ordnance Survey coverage of the area (Figure 3a). By this date, the field at the west of the site had been turned into a cricket ground, commencing the conversion of land at Bar End to recreational use.
- 4.2.8. Further sports facilities were established at Bar End in the 1930s including the King Alfred College, now University of Winchester, sports pitches and the King George V Recreation Ground. As discussed above, the latter retains distinctive 1930s commemorative entrance gates (Plate 3). These comprise simple, slab capped, brick piers with stone plaques featuring the Royal coat of arms, supported on the left pier by a lion and on the right by a unicorn. Both piers have recent signage affixed to them and the right pier is currently being encroached upon by vegetation from the adjacent property. This may eventually lead to damage to the structure. The creation of these sports facilities seems to have entailed limited groundworks and rearrangement of land as they were laid out within existing land parcels and no substantial changes in level are visible in early aerial photographs of the site (Figure 3c).
- 4.2.9. Other substantial change took place in 1930s with the construction of the Winchester bypass to the east of the site (Figure 3c). This was a purpose-built dual carriageway on an entirely new route around the city and has been described as one of the few major roads constructed in the UK during this period and more akin to contemporary road projects in continental Europe (James 1996, 166).
- 4.2.10. RAF oblique aerial photography taken in December 1944 contains several close-ups of the bypass adjacent to the site and appears to show military vehicles using the road as a waiting area. Despite the significance of the bypass in communication routes to the south coast there are no WWII defensive features, such as pillboxes or gun positions, visible either within the site or in other areas immediately adjacent to the road.
- 4.2.11. The council depot had been established by the early 1950s (Ordnance Survey 1:2,500 – not illustrated). Some of the surviving buildings at the depot appear to date from this period (Plates 4-5).
- 4.2.12. There was further change to the site and Study Area until the 1980s when the process of upgrading the bypass to become part of the M3 began. Aerial photography shows works adjacent to the site under way in December 1983 and largely completed by November

the following year (not illustrated). This entailed a major reorganisation of its junction with Bar End and the construction of the roundabout and flyover that currently lies south of the site. Further work on the motorway to the south of the site in the 1990s introduced the controversial southward route via the Twyford Down cutting. Following completion of this route, the roadway of the former bypass was removed from the south of the site and between St Catherine's Hill and the Itchen Navigation. The former line of the bypass is clearly visible on recent aerial photography of the site, defined by a curving line of trees south of Chilcomb Lane (Figure 3d).

- 4.2.13. The University oversaw a major programme of works to upgrade their sports facilities into a formal athletics stadium during the late 2000s. This entailed substantial cut and fill and there is a visible difference in levels from the sport pitches lying south of the stadium.

5. DISCUSSION

5.1. Existing Impacts

- 5.1.1. The majority of the site is occupied by sports fields and some levelling is likely to have been associated with their creation and maintenance. Review of historic and modern aerial photography indicates that this has not been extensive and is likely to have caused only minor truncation, if any, to buried archaeological deposits within the site. Prior to use for recreation, the site appears to have been in agricultural use since the medieval period. The associated ploughing is also likely to have caused some minor truncation to buried archaeological deposits within the site.
- 5.1.2. Whilst there have been numerous episodes of road construction adjacent to the site, including large-scale modern earthmoving as part of the M3, these seem to have not affected the site as no works or disturbance were noted extending into the area on contemporary aerial photography.

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:
 - Palaeochannels and associated palaeoenvironmental remains. These are thought to be confined to the western part of 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;
 - Features associated with later prehistoric settlement and land-use. If present, such features are likely to be of local importance.
 - Features associated with Roman settlement and burial. If present, such features are likely to be of local importance.
 - Features related to the preceding post-medieval farm on the council depot. If present, such features are likely to be of local importance.
- 5.2.2. The entrance gates to the King George V Recreation Area are a previously unrecorded heritage asset and form a distinctive feature. They are of local importance.
- 5.2.3. The council depot contains a number of mid-20th-century buildings and structures. The heritage value of these is currently unclear.
- 5.2.4. The St Catherine's Hill hillfort, as a Scheduled Monument, is a nationally important heritage asset. In addition it is a locally valued landscape feature and the views from the hill form a factor in this 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 asset where some negative setting impact may arise due to the proposed scheme is the St Catherine's Hill hillfort Scheduled Monument. Views northeast from the hillfort include the area of the site. The site does not feature prominently in this view but appears as a green area at the edge of city within the wider valley floor. It is viewed with the backdrop of the built-up area of the city around St Giles's Hill and Bar End Road and the M3 corridor. As the site environs already contain much recent development and as the site is topographically well-separated from the hillfort, development of the site is unlikely to meaningfully change the setting of this asset and no negative impacts associated with setting change should arise.

6. RECOMMENDATIONS

6.1. Archaeological and Cultural Heritage Risks

- 6.1.1. The site has some potential for palaeoenvironmental deposits. It is also likely to contain features related to later prehistoric activity and to Roman settlement and burial. There is also some potential for post-medieval settlement features within the council depot. The extent of such features is not clear on the basis of present evidence. The site has been subject to some impacts that are likely to have caused minor truncation to archaeological deposits within its boundaries. As such, any archaeological deposits within the site may be well preserved.
- 6.1.2. The site also contains, in the King George V Recreation Ground entrance gates, built heritage features of clear local significance which merit retention and sensitive management, such as removal of encroaching vegetation. The significance of the depot buildings is unclear.
- 6.1.3. The site is well-separated and screened from nearby designated heritage assets and setting impacts are not predicted to arise as a result of its development. The Scheduled Monument of St Catherine's Hill hillfort has some potential sensitivity to setting change but this effect is not thought to be significant. 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 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 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. Should redevelopment of the depot site be pursued, some further study of its component buildings may be required. Any such study should draw on the council's own archives relating to the site. The need for further study should be agreed with WCC's Archaeology and Conservation Officers.
- 6.2.3. 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 highly-valued assets such as St. Catherine's Hill.

7. REFERENCES

7.1. Bibliography

ARCA 2008 *A geophysical survey and watching brief at Bar End Athletics Track, Winchester, Hampshire* Unpublished client report Report Number: 0708-12

Archaeological Consultancy (KAC) 2004 *Archaeological Watching Brief at Bar End Playing Fields (Sports Pavilion and Changing Rooms)* Unpublished client report

English Heritage, 2011, *The Setting of Heritage Assets*

Institute for Archaeologists, 2012, *Standards and Guidance for Archaeological Desk-Based Assessments*

James, T B 2006 *Winchester: From Prehistory to Present*

Ottaway, P J, Qualmann, K E, Rees, H & Scobie G D 2012 *Roman Cemeteries and Suburbs of Winchester - Excavations 1971 – 1986* Winchester Museums and English Heritage

Page, W (ed) 1908 *A History of the County of Hampshire: Volume 3*

Rose, M. 1981 *A History of King Alfred's College 1840-1980* Phillimore

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

1838 Chilcomb Tithe map and apportionment

Ordnance Survey maps:

- County Series First Edition 1:2,500 scale (1867-73)
- County Series Second Edition 1:2,500 scale (1895-8)
- County Series Third Edition 1:2,500 (1909-10)
- County Series Fourth Edition 1:2,500 (1932-46)
- Provisional Edition 1:2,500 (1951)
- OS MasterMap (2013)



Plate 1: Garrison Ground football pitches looking north.



Plate 2: King George V Recreation Ground, looking north.



Plate 3: Entrance gates to King George V Recreation Ground, looking east.



Plate 4: Northern section of the council depot, looking west.



Plate 5: Southern section of the council depot, looking west.

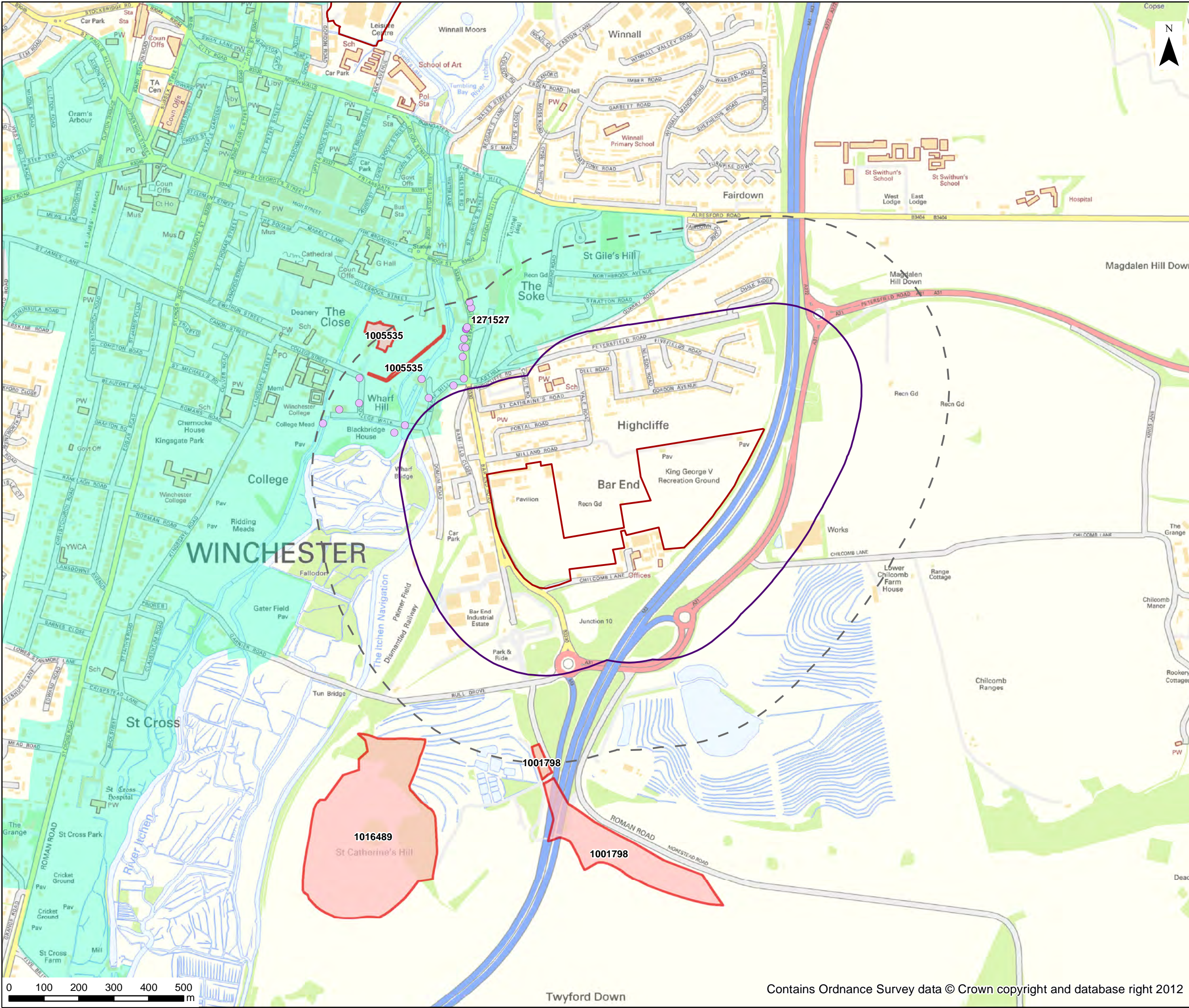


Plate 6: St Catherine's Hill hillfort, looking southwest from King George V Recreation Ground.

FIGURES

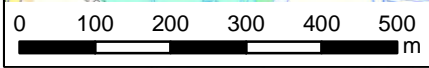
- FIGURE 1 SITE LOCATION AND STUDY AREAS SHOWING DESIGNATIONS
- FIGURE 2 HISTORIC ENVIRONMENT RECORD ENTRIES
- FIGURE 3 LANDSCAPE DEVELOPMENT

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



Contains Ordnance Survey data © Crown copyright and database right 2012

Client Winchester City Council	
Project Title New Leisure Centre	
Project Number 61032662	
Figure Title Site Location and study areas, showing designations	
 Tel: 020 7631 5291 london@ramboll.co.uk Fax 020 7323 4645 www.ramboll.co.uk	
Date 13/12/2013	Prepared By MJC
Figure No. 1	Revision -

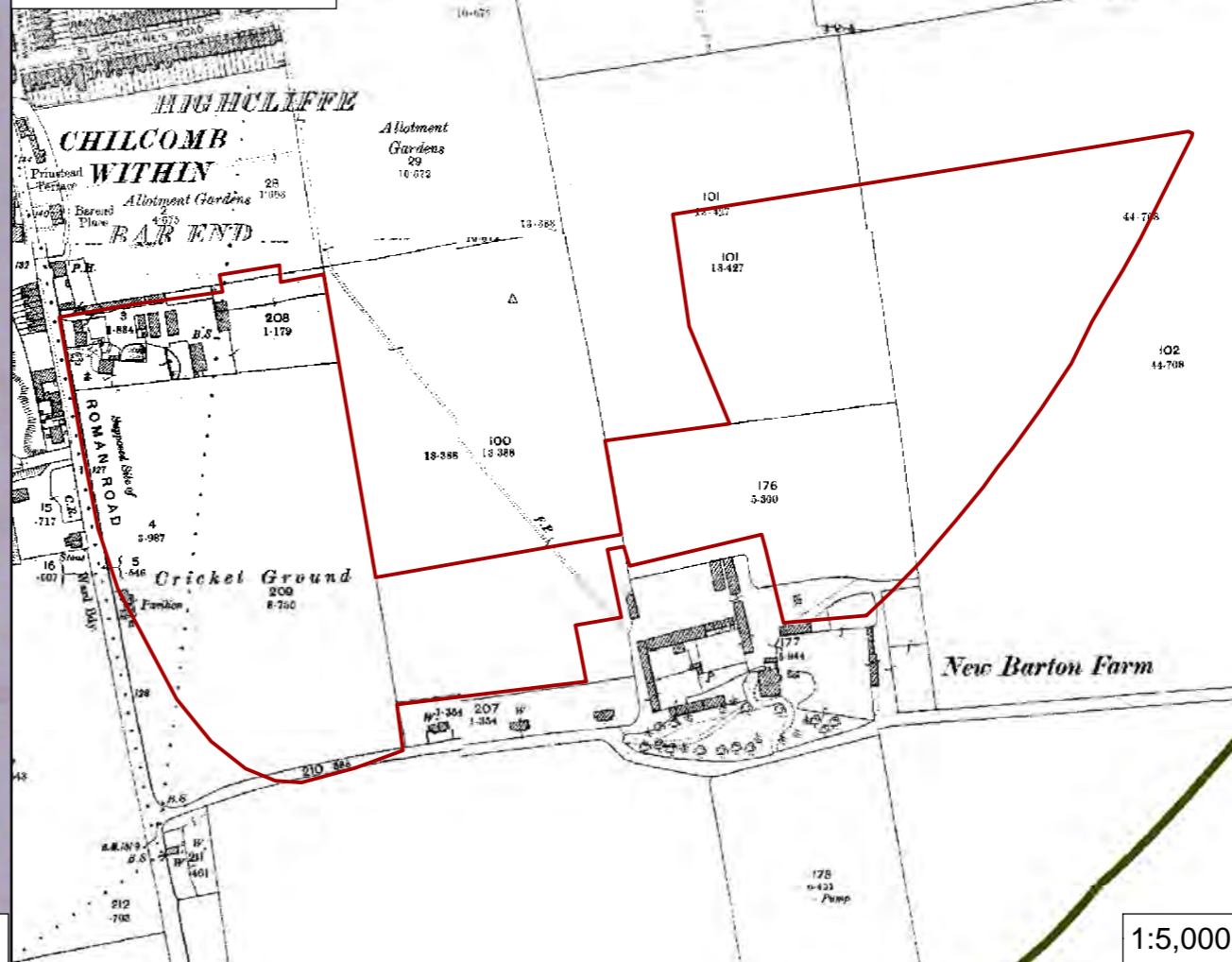
FIGURE 2 HISTORIC ENVIRONMENT RECORD ENTRIES

FIGURE 3 LANDSCAPE DEVELOPMENT

a: 1838 tithe map



b: 1895 2nd edition OS



 Site boundary

Reproduced from OS map data by permission of the Ordnance Survey. Licence No: 100019531

c: 1945 RAF aerial photo



d: 2008 aerial photo



Image reproduced under licence from Google Earth.

Contains copyright material, not for reproduction.

Client
Winchester City Council

Project Title
New Leisure Centre

Project Number
61032662

Figure Title
Landscape development



Tel: 023 8081 7500 southampton@ramboll.co.uk
Fax: 023 8081 7600 www.ramboll.co.uk

Date	12/12/2013	Prepared By	MJC
------	------------	-------------	-----

Figure No.	Figure 3	Revision	-
------------	----------	----------	---