

Archaeology Summary Note in respect to Proposed Extension to the Premier Inn, Pearce Way, North Bishopdown, Salisbury

Introduction

This note has been prepared by Walsingham Planning (Planning and Heritage Consultants) in respect to development proposals on land to the northwest of the extant Premier Inn Hotel, Pearce Way, North Bishopdown, Salisbury.

The proposed development is for an “*extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works*”.

The proposals comprise a two-storey extension to the northwest of an existing, detached two-storey hotel accommodation block. The extension is centred on NGR SU 16086 32367 and will provide for an additional 19 guest bedrooms across two floors with internal access provided via the existing block. The proposal would result in a net increase of 18 bedrooms as one existing bedroom in the hotel will be converted into a linen room to support the proposed increased capacity of the hotel.

This note seeks to address archaeological matters and provides a summary of the archaeological background of the Site including a summary of the previous archaeological evaluation undertaken within the Site in 2015.

The Site

The term ‘Site’ is made in reference to the footprint of the proposed development. As existing, the Site is currently an area of hardstanding forming part of the existing car park associated with the hotel.

The Site contains no designated heritage assets of an archaeological nature.

The Site comprises an area of car parking and landscaping laid out as part of a previous 2015 planning approval (ref: 15/03556/FUL).

Summary Archaeological and Historic Background



A detailed archaeological desk-based assessment was undertaken by Wessex Archaeology in 2015 to support a planning application for a two-storey extension to the existing hotel including additional car parking (ref: 15/03556/FUL). This assessment provided a detailed archaeological background to the site which has been summarised below.

Early Prehistoric Period

Evidence of early prehistoric activity within a wider vicinity of the Site includes a number of findspots including Neolithic axes and worked flints (HER: MWI0834 and MWI0840). There is no evidence for early prehistoric activity within the Site.

Bronze Age

Previous archaeological works within the vicinity of the Site have uncovered evidence for Bronze Age activity including an evaluation at Bishopdown Farm (HER: MWI0849), located to the southwest of the Site, which uncovered a pit containing probable Bronze Age pottery and cremated bone. Other artefacts interpreted to be of Bronze Age origin include a flanged axe found at Ford Farm (HER: MWI0851) and a palstave found in the early 20th century (HER: MWI0850).

Evidence of funerary activity is also recorded within the vicinity of the Site (HER: MWI0847, MWI0854). This included a cremation urn found at Castle Ford Farm which contained a small, probable female adult.

Iron Age and Romano-British

Evidence of Iron Age settlement is presented by the scheduled monument of Old Sarum hillfort (NHLE: 1015675) which is located c.2km to the northwest of the Site. The fort originated as a multivallate hillfort and was subsequently occupied in the Romano British and medieval periods.

Old Sarum is the focus for a number of major Roman roads and the Roman town of 'Sorviodunum' has been suggested as lying within the hillfort. The scheduling description notes however there is a lack of any substantial evidence for Romano-British occupation within the hillfort although Wessex Archaeology note excavations have provided evidence of activity within the hillfort and activity of the recorded route of the Roman road from Salisbury to Winchester (HER: MWI0888 and MWI0903). A Romano settlement is recorded c3km to the east of the Site at Stratford Sub Castle and is designated as a scheduled monument (NHLE: 1004688).



Beyond Old Sarum hillfort, Romano British activity within a wider vicinity of the Site is evidenced by finds uncovered during previously archaeological fieldworks which has included pottery fragments (HER: MW10898, MW10896), Samian ware (MW10904) and coins of Constantine I and Theodora (MW10902).

Medieval

The continued occupation of Old Sarum into the medieval period attests to activity within a wider vicinity of the Site.

The earlier fort was the Site for a mid-11th century motte and bailey castle with a cathedral constructed in the late 11th century. This provides some evidence as to the importance of the castle site during the period. By the early 14th century, the town which has established at Old Sarum was largely abandoned and in 1322 the demolition of the castle was ordered by Edward II. By 1514 the castle site had been totally abandoned.

To the north of the Site is Winterbourne Ford (HER: MW10916), recorded as a late medieval settlement with earthwork remains within fields flanking the Roman Road. Several finds interpreted as early medieval and medieval have been recovered around Ford including a fragment of an 11th century reliquary vessel of zoomorphic form found to the northeast of the site close to Green Lane.

Post-Medieval and Modern Periods

Evidence of post-medieval agrarian land management within the vicinity of the Site is presented by the number of 18th and 19th century farmsteads recorded around Bishopdown. This includes Bishopdown Farmstead, located to the southwest of the Site and which is now encapsulated by modern development. The farmstead is of 18th century date with Grade II listed outbuildings (NHLE: 1023852 and 1355736), now converted to residential use remaining.

Historic map regression indicates that the Premier Inn site straddled two former fields that were likely enclosed in the early 19th century.

The Milford Parish Tithe Map of 1842 (see Map 1) depicts the area of the proposed extension to be located within a large parcel, close to the boundary with adjoining parcel. The accompanying apportionment recorded the parcel (Plot 19) as meadow used for pasture and under the ownership of The Duke of Hamilton and occupied by a John Ainsworth.



The arrangement of fields depicted on the Tithe Survey remains consistent with the field and boundary patterns depicted on subsequent Ordnance Survey mapping from the late 19th century and into the mid-20th century (see Maps 2 and 3) with the area not being developed until the turn of the 21st century when Pearce Way was laid out and the extant Premier Inn constructed.

More recently, residential development has been constructed to the immediate northwest of the Premier Inn site and to the north of Pearce Way.

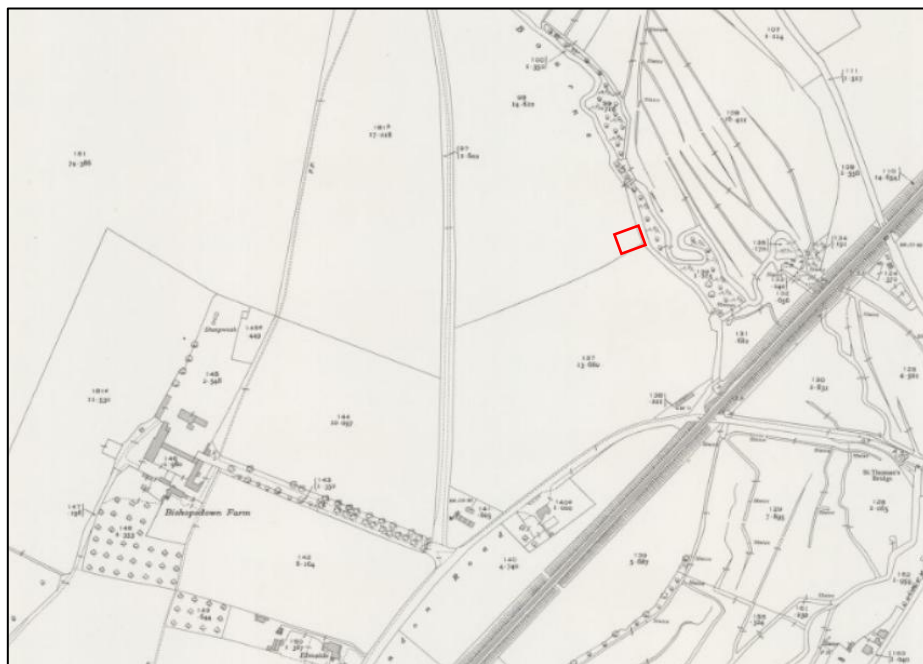


Map 1 – Extract of the 1842 Milford Parish Tithe Survey. Approximate location of the proposed extension identified in red.





Map 2 - Extract of the 1900 (published 1901) Ordnance Survey map for Wiltshire LXVI.8 (Reproduced with the permission of the National Library of Scotland). Approximate location of the proposed extension identified in red.



Map 3 - Extract of the 1939 (published 1947) Ordnance Survey Map for Wiltshire LXVI.8 (Reproduced with permission of the National Library of Scotland). Approximate location of the proposed extension identified in red.

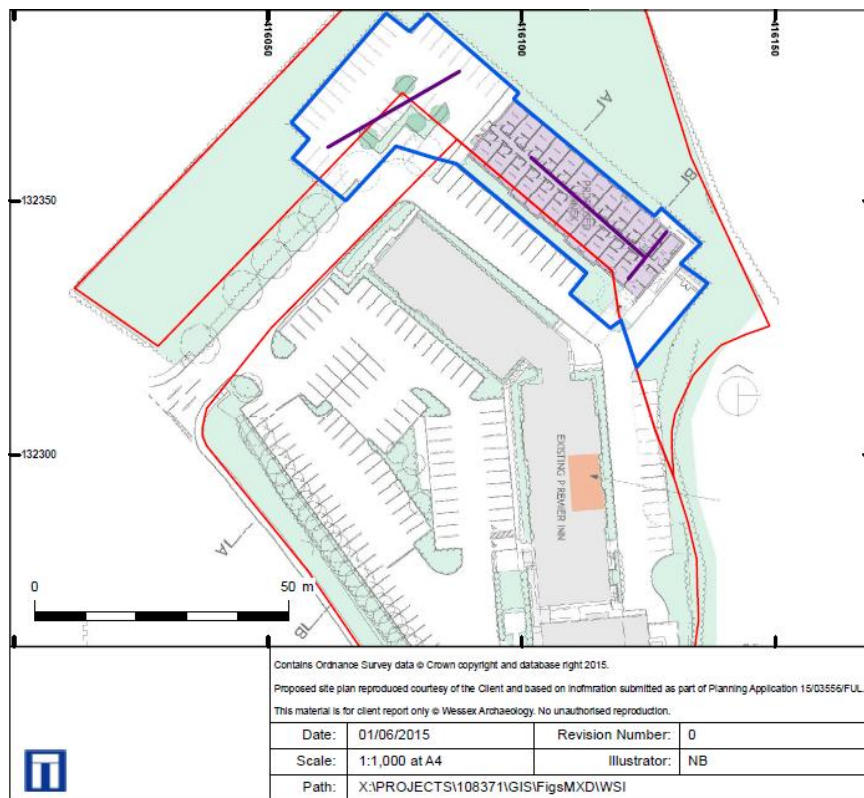


Previous Archaeological Work

To the immediate northwest of the Premier Inn complex at Bishopdown Farm, previous archaeological evaluation comprising of geophysical survey followed by evaluation trial trenching was undertaken in 2008 and 2009 by Archaeological Survey Ltd and Cotswold Archaeology respectively. In proximity to the northwestern boundary of the Premier Inn site, the geophysical survey identified a positive rectilinear anomaly which was subsequently subjected to targeted trial trenching. The programme of trenching revealed a loosely compacted stone and gravel deposit orientated on a broadly north-east/south-west alignment. This was interpreted as an agricultural track of undetermined date. A second trench, positioned to target the eastern side of the geophysical anomaly revealed an outcrop of natural chalk coinciding with the north-eastern side of the anomaly and the remnants of a chalk faced bank with flint gravel core aligned with the south-western side of the anomaly. The bank was undated.

Within the Premier Inn site itself, the footprint of the extension and footprint of the most recent detached block was subject to intrusive archaeological trial trench evaluation in 2015 by Wessex Archaeology undertaken to satisfy a condition attached to planning approval ref: 15/03556/FUL. An extract of Figure 1 included with the WSI prepared by Wessex Archaeology confirms the position of a trench (T1) within the footprint of the current, proposed extension.





Location of the Site, development area and proposed trenches

Figure 1

Fig1 - Copy of Figure 1 included with WSI for Archaeological Evaluation prepared by Wessex Archaeology (June 2015)

The subsequent evaluation report advised that no archaeological features or deposits were found during the programme of trenching and that features which were found in trench 1 (which was positioned within the footprint of the proposed extension) related to the construction of the modern buildings on site indicating prior disturbance had occurred.

Conclusion

Whilst the Site is situated within a landscape that appears to have remained rural, beyond the foci of known settlement, and largely undeveloped until the modern development of Pearce Way in around 2000, previous intrusive archaeological evaluations within the footprint of the proposed extension did not uncover archaeological remains with the evaluation indicating that the area had been disturbed during the construction of the original hotel. It is anticipated that further disturbance of the land within the footprint of the extension would have occurred during the construction of the extant block in 2016.



The baseline does not suggest the potential for archaeological remains to be present within the footprint of the extension which would preclude development. Notably the results of the previous evaluation work, indicate a low potential for archaeological remains generally.

As such it is considered that no further archaeological work is needed at this stage to inform upon the potential archaeological impact of the proposed extension.

